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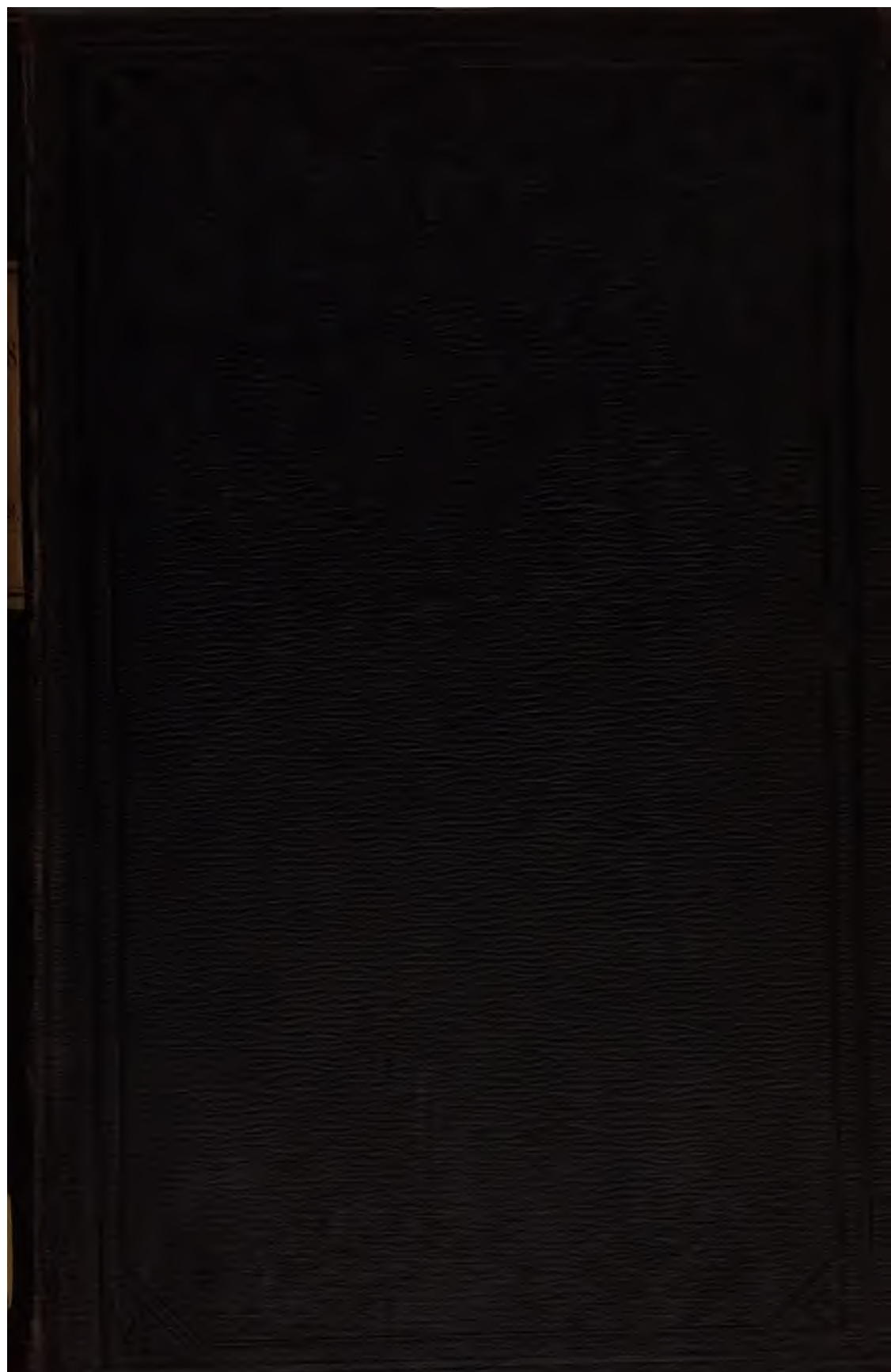
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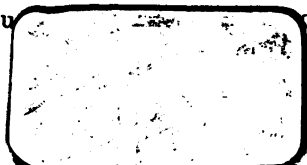
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PUBLISHERS' PREFACE

TO THE FOURTH EDITION.

IN Parts I. and II. of the present edition will be found all the abstracts, requisitions and observations which appeared in the last edition, with corrections by the Author down to the commencement of 1884. To increase the usefulness of the book, these have been rearranged and brought down to date. Many additions to the "General Observations and Requisitions" have been made; in part by inserting new matter, and in part by including under that title several usual requisitions and observations which in former editions were repeated in different parts of the book.

Part III. is entirely new; in it will be found—(1) the statutory conditions of sale; (2) some observations on special conditions of sale; (3) a list of instruments which require attestation (this list is believed to be the most complete

yet published); (4) tables of **stamps** on conveyances, leases, mortgages and settlements from 1815 to the present time; and (5) a full and complete Index. For the rearrangement of Parts I. and II., and for the whole of Part III., Mr. PARKER is solely responsible.

October, 1884.

TABLE OF CONTENTS.

PREFACE - - - - -	PAGE v
-------------------	-----------

PART I.—ABSTRACTS OF TITLE.

Freehold titles:	
Nos. 1 to 12 - - - - -	- 1—71
No. 15, lately Copyhold - - - - -	85—94
Copyhold titles:	
Nos. 13 to 16 - - - - -	71—102
Leasehold titles:	
Nos. 17 to 20 - - - - -	102—125
Titles to Personalty (other than Leasehold):	
Nos. 21 to 23 - - - - -	126—140

PART II.

Observations on title No. 1 (Freehold) - - -	141
Requisitions on title No. 2 (Freehold) - - -	145
Requisitions on title No. 3 (Freehold) and answers -	147
Observations on title No. 4 (Freehold) - - -	150
Observations on title No. 5 (Freehold) - - -	151
Observations on title No. 6 (Freehold) - - -	156
Observations on title No. 7 (Freehold) - - -	158
Observations on title No. 8 (Freehold) - - -	162
Observations on title No. 9 (Freehold) - - -	165
Observations on title No. 10 (Freehold) - - -	167
Requisitions on title No. 11 (Freehold) and answers -	168
Observations on title No. 12 (Freehold) - - -	169
Requisitions on title No. 13 (Copyhold) and answers -	170
Requisitions on title No. 14 (Copyhold) and answers -	172
Requisitions and observations on title No. 15 (Freehold recently enfranchised) - - - - -	175
Requisitions on title No. 16 (Copyhold) - - -	177
Requisitions and observations on title No. 17 (Leasehold) and answers - - - - -	179

	PAGE
Requisitions on title No. 18 (Leasehold) and answers -	183
Requisitions on title No. 19 (Leasehold) - - -	184
Requisitions on title No. 20 (Leasehold) and answers -	187
Observations and requisitions on title No. 21 (Reversion)	191
Observations on title No. 22 (Life Policy) - - -	199
Observations on title No. 23 (Life Policy) - - -	200
General observations and requisitions applicable to various titles - - - - -	203—216

PART III.

Statutory Conditions of Sale - - -	217—225
Observations on Special Conditions of Sale -	226—227
List of Instruments which must be Attested -	228—232

Stamps:

Table I.—On Conveyances (<i>from 1815 to present time</i>) - - - - -	233
Table II.—On Leases (<i>present duty</i> : references to earlier Acts) - - - - -	234
Table III.—On Mortgages, Bonds, &c. (<i>from 1815 to present time</i>) - - - - -	235
Table IV.—On Settlements (<i>from 1815 to present time</i>) - - - - -	236

TABLE OF CASES (<i>with dates and references to all Reports</i>)	237—238
--	---------

TABLE OF STATUTES - - - - -	245—247
-----------------------------	---------

INDEX - - - - -	237—248
-----------------	---------

PART I.

ABSTRACTS OF TITLE:

Nos. 1 to 12.—FREEHOLD.

Nos. 13 to 16.—COPYHOLD.

Nos. 17 to 20.—LEASEHOLD.

Nos. 21 to 23.—PERSONALTY (OTHER THAN
LEASEHOLD).



No. 1.

FREEHOLD TITLE.—Abstract of the Title of
John Churchill, Esquire, to a Freehold
messuage, farm, and estate, called Mel-
ton Farm, situate in the parish of
A—, in the county of B—.

1820,
June 28th.

Probate copy will of Percival Garford, of,
&c., whereby (*inter alia*) said testator gave to
his sister Catherine Garford during her life
one annuity or yearly rent-charge of £300,
the same to be paid by equal half-yearly pay-
ments in every year, and the first half-yearly
payment to be made on the expiration of six
calendar months after testator's decease, with
a proportionate part for less than six months.

And said testator charged all and singular
/c. B

his freehold and real estates with the payment of the said annuity.

And the testator empowered the said Catherine Garford by distress, and also by entry upon and perception of the rents and profits of testator's said real estate so charged as aforesaid, to recover payment of the said annuity when in arrear for 30 days, with all consequential costs and expenses.

And subject and charged as aforesaid, the said testator gave and devised all that his messuage, farm, and estate called Melton Farm, situate in the parish of A——, in the county of B——, then in his own occupation, and containing 470 acres, or thereabouts,

To the uses following (that is to say)—

To the use of testator's daughter Maria Garford and the heirs of her body . . . remainder

To the use of the testator's daughter Selina Garford and the heirs of her body . . . remainder

One moiety.

As to one moiety or half part of said messuage, farm, and estate,

"Heirs of body" words of Limitation.

To the use of testator's nephew Peter Garford and the heirs of his body; but in case the said Peter Garford should die without issue, then

To the use of the said testator's sister, Catherine Garford, and her heirs.

Other moiety.

And as to the other moiety of the said messuage, farm, and estate,

To the use of said testator's nephew, Robert Thomas Garford, for his life, and after his death to use of the heirs of his body; and in case he should die without issue, then to the use of said Catherine Garford and her heirs.

Signed by said testator, Percival Garford, and attested by three witnesses.

- 1826, Said Percival Garford died.
 November 4th. Said will proved by said Maria Garford, the
 1826, executrix, in the Consistory Court of the Bishop
 December 9th. of L——.
- 1830, Said Maria Garford intermarried with Robert
 May 17th. Charlton at the parish church of M——.
- The only issue of this marriage was a son,
 Joseph Charlton, who was born on 24th January,
 1836.
- 1844, Said Joseph Charlton died.
 October 3rd. Said Selina Garford intermarried with Charles
 1840, Turner at the parish church of P——.
 February 23rd. There was no issue of this marriage.
- 1858, Said Selina Turner died without having had
 June 9th. issue, and leaving her husband surviving.
 Said Charles Turner is living.
- 1864, Said Maria Charlton died without leaving
 Sept. 26th. any issue her surviving.
 Said Robert Charlton is living.
- 1869, Said Catherine Garford, the annuitant, died.
 April 24th. By indenture made this date, between Peter
 1882, Garford and Robert Thomas Garford of the
 June 8th. one part, and John Churchill of the other part.

It is by abstracting indenture witnessed that
 in consideration of £9,000 by the said John
 Churchill, paid to the said Peter Garford and
 Robert Thomas Garford, at or before, &c. (the
 receipt of which sum of £9,000 was thereby
 duly acknowledged), the said Peter Garford
 and Robert Thomas Garford, did grant and
 convey unto the said John Churchill and his
 heirs

All that messuage, farm and estate, called
 Melton Farm [&c.], To hold to and to the
 use of the said John Churchill in fee simple.

Executed by the said Peter
 Garford and Robert Thomas
 Garford, and attested.

No. 2.

FREEHOLD.—Abstract of the Title of Mr. Benjamin Goodwin to a Freehold estate, called Dairy Farm, situate in the parish of D——, in the county of M——.

1810,
July 14th and
15th.

By indentures of lease and release of these dates, the release made between Robert Charles Corbet, of , in the county of , Esq., of the first part; Arthur Vallotton, of , Esq., of second part, and Peter Pinder, of , Gentleman, of third part,

It is by abstracting indenture of release witnessed that, in consideration of £3,000 paid by said Arthur Vallotton to said Robert Charles Corbet, at or before, &c., the receipt, &c., said Robert Charles Corbet did grant, release, and confirm unto said Arthur Vallotton (in his actual possession then being, &c.) and his heirs—

All that messuage;

And also the several closes, fields, and inclosures of arable, meadow, and pasture land, called Dairy Farm, &c. [*set out parcels fully*].

Together, &c., and the reversion, &c., and all estate, &c.

To hold said messuage, lands, and hereditaments unto said Arthur Vallotton and his heirs,

To such uses, upon and for such trusts, and subject to such powers, provisoes, declarations, and agreements as said Arthur Vallotton, by any deed or deeds to be duly executed by him, should from

time to time, or at any time, direct, limit, or appoint; and in default of and until such appointment, and so far as any such direction, limitation, or appointment should not extend,

To the use of said Arthur Vallotton and his assigns during his life, without impeachment of waste, with a limitation

To the use of said Peter Pinder, his executors and administrators, during the life of said Arthur Vallotton, nevertheless in trust for said Arthur Vallotton and his assigns; remainder

“Heirs” word
of Limitation.

To use of the heirs of said Arthur Vallotton for ever.

Covenants by said Robert Charles Corbet for title.

Executed by said Robert Charles Corbet, and attested.

Receipt for £3,000 endorsed,
signed by said R. C. Corbet,
and witnessed.

1824,
Nov. 19th.

Probate copy will of said Arthur Vallotton of this date, whereby said testator gave and devised his Freehold farm, called Dairy Farm, situate in the parish of D—, and all other his Freehold estates in the county of M—, with their appurtenances—

To the following uses (that is to say):

To use of testator’s nephew Gabriel Vallotton, and his assigns, during his life; and after his decease,

“Heirs of
body” words
of Limitation.

To the use of the heirs of the body of said Gabriel Vallotton; and for default of such issue,

Limitation.

To the use of said testator’s niece, Clara

Limitation. Vallotton, and the heirs of her body;
and, for default of such issue,
To the use of the heirs of said Gabriel
Vallotton for ever.

Signed by said Arthur
Vallotton, and attested
by three witnesses.

1825, Said Arthur Vallotton died and was buried
June 27th. at the parish of D—, in county of M—.

1825, Said will proved in Exchequer Court of
October 4th. York.

1826, Said Clara Vallotton died without issue, an
May 9th. infant (aged 17), and unmarried.

1828, By indenture of feoffment of this date, made
January 2nd. between said Gabriel Vallotton, of first part,
and Robert Limond, of , in the county
of , of second part, and John Thorburn,
of , of third part,

Reciting said abstracted will of said Arthur
Vallotton, and his death on 27th June,
1825, and proof of his will:

And reciting that said Clara Vallotton died
on 9th May, 1826, an infant, and un-
married, and that she was buried at
, in the county of , on 16th
May, 1826:

And reciting that said Gabriel Vallotton
had no issue, and was a bachelor and
unmarried:

And reciting that said Gabriel Vallotton
had contracted with said Robert Limond
for absolute sale to him of said mes-
suage, farm, and premises, called Dairy
Farm, and the inheritance thereof in
fee simple in possession, free from in-
cumbrances, for £4,000,

It is by abstracting indenture witnessed, that

in consideration of £4,000 to said Gabriel Vallotton paid by said Robert Limond at or before, &c., the receipt, &c., said Gabriel Vallotton did grant, enfeoff, and confirm unto said Robert Limond and his heirs—

All said messuage, farm, and lands, hereinbefore described, and comprised in said abstracted indentures of 14th and 15th July, 1810, by a similar description.

To hold same unto said Robert Limond and his heirs.

To use of said Robert Limond and John Thorburn, and the heirs and assigns of said Robert Limond, for ever, nevertheless as to the estate and interest of said John Thorburn in said premises, In trust for said Robert Limond, his heirs and assigns.

Covenant by said Gabriel Vallotton to levy a fine sur conuzance de droit come ceo, &c. of said premises.

Declaration that such fine should enure To uses thereinbefore declared of said premises.

Covenants by said Gabriel Vallotton :

That he was lawfully seized.

Had good right to convey.

For peaceable possession.

Freedom from incumbrances.

And for further assurance.

Executed by said Gabriel Vallotton, and attested.

Receipt for £4,000 endorsed, signed by said Gabriel Vallotton, and witnessed.

Livery of seizin endorsed.

1828,
Hilary Term. Chirograph indentures of fine, wherein said Robert Limond was plaintiff and said Gabriel Vallotton was deforceant, of

Two messuages, 2 cottages, 2 barns, 2 stables, 2 gardens, 2 orchards, 500 acres of land, 300 acres of pasture, 100 acres of wood and common of pasture and turbary in the parish of D—, in the county of M—.

Proclamations endorsed.

1842,
March 19th. Probate copy will of said Robert Limond, whereby (*inter aliu*) he gave and devised his farm, called Dairy Farm, situate in D—, and all other his real and freehold estates whatsoever, unto and to the use of his friends Charles Porter and Abraham Walton, their heirs and assigns, for ever, upon the following trusts (that is to say):

Legal Estate
in Trustees.

In trust for testator's son Christopher Limond and his assigns during his life . . . remainder

"Son and
sons" words
of Purchase.

In trust for the first and every other the son and sons of said Christopher Limond severally and successively one after another, and the heirs male of the body and bodies of such son and sons lawfully issuing . . . remainder

"Heirs" word
of Limitation.

In trust for the right heirs of said Christopher Limond for ever.

Signed by said Robert Limond, and attested by two witnesses.

1850,
Nov. 4th. Said Robert Limond died.

1850,
Dec. 17th. Said will proved in Prerogative Court of York.

1864,
June 23rd. Indenture of this date made between said Christopher Limond of one part, and Benjamin Goodwin of other part,

Reciting said abstracted will of said Robert Limond :

And reciting that said Christopher Limond had no issue :

And reciting that said Christopher Limond had contracted and agreed with said Benjamin Goodwin for the absolute sale to him of said messuage, farm, and lands, called Dairy Farm, and the inheritance thereof in fee simple in possession, for the sum of £5,600,

It is by abstracting indenture witnessed that in consideration of £5,600 by said Benjamin Goodwin paid to said Christopher Limond at or before execution, &c., the receipt, &c., said Christopher Limond did grant, convey, and confirm unto said Benjamin Goodwin and his heirs—

Said messuage, farm, and lands, called Dairy Farm, comprised in and conveyed by said abstracted indenture of 2nd January, 1828, by a similar description. Together, &c., and all estate, &c.

To hold same premises unto and

“Heirs” word
of Limitation.

To the use of said Benjamin Goodwin, his heirs and assigns, for ever.

Covenants by said Christopher Limond :

That he was lawfully seized.

Had power to convey.

For peaceable possession.

Free from incumbrances.

And further assurance.

Executed by said Christopher Limond, and attested.

Receipt for £5,600 endorsed,
signed by said Christopher Limond, and witnessed.

1868,
May 30th.

Said Christopher Limond died a bachelor without having had any issue, and was buried at .

1870,
February 20th.

Indenture of this date made between said Benjamin Goodwin of one part, and Thomas Bryan and James Ludlam of other part.

It is witnessed that in consideration of £2,000 to said Benjamin Goodwin paid by said Thomas Bryan and James Ludlam, the receipt, &c., said Benjamin Goodwin did grant and confirm to said Bryan and Ludlam and their heirs—

Said messuage, farm, and lands, before described. Together, &c., and all estate, &c.

To hold same unto and to use of said Thomas Bryan, and James Ludlam, their heirs and assigns, for ever.

Proviso for redemption and reconveyance of said premises, on payment by said Benjamin Goodwin, his heirs, executors, administrators, or assigns, to said Thomas Bryan and James Ludlam, their executors, administrators, or assigns, of £2,000 on 20th August then next.

Usual mortgage covenants.

Executed by said Benjamin Goodwin, and attested.

Receipt for £2,000 endorsed, signed by said Benjamin Goodwin, and witnessed.

1870,
December 7th.

Said Thomas Bryan died and was buried at .

No. 3.

FREEHOLD.—Abstract of the Title of Miss Mary Ann Appleton and her mortgagee to a Freehold mansion and estate, situate in the parish of in the county of S.

1832,
an. 8th & 9th.

By indentures of lease and release, of these dates respectively, made between Benjamin Stratton, of , Esquire, of one part, and Christopher Combe, of , of other part.

It is by abstracting indenture of release witnessed that in consideration of £3,000, by said Christopher Combe paid to said Benjamin Stratton, the receipt, &c., said Benjamin Stratton did grant, release, and confirm unto said Christopher Combe (in his actual possession, &c.) and his heirs—

All that messuage, &c. [*Set out parcels.*]

Together, &c., reversion, &c., estate, &c.

To hold said premises unto and

To the use of said Christopher Combe, his heirs and assigns, for ever, subject to proviso for redemption thereafter contained.

Proviso for redemption and reconveyance of said hereditaments, on payment, by said Benjamin Stratton, his heirs, executors, administrators or assigns, to said Christopher Combe, his executors, administrators or assigns, of £3,000, with interest in the meantime after the rate of £5 per cent. per annum, on 9th July then next ensuing.

Usual mortgage covenants.

Lease and release executed by said Benjamin Stratton, and attested.

Receipt for £3,000 endorsed on release, signed by said Benjamin Stratton, and witnessed.

1836,
October 23rd
and 24th.

By indentures of lease and release of these dates respectively, made between said Benjamin Stratton, of one part, and Mary Carter, of, &c., of other part.

It is by abstracting indenture of release witnessed, that in consideration of £2,000 to said Benjamin Stratton paid by said Mary Carter said Benjamin Stratton did grant, release, and confirm unto said Mary Carter (in her actual possession, &c.) and her heirs—

Said mansion house, ground, and premises comprised in and conveyed by last abstracted indenture by a similar description.

Together, &c., reversion, &c., estate, &c.

To hold said premises unto and

To the use of said Mary Carter, her heirs and assigns, for ever, subject to proviso for redemption thereafter contained.

Usual mortgage covenants.

Proviso for redemption of said premises on payment by said Benjamin Stratton, his heirs, executors, administrators, or assigns, to said Mary Carter, her executors, administrators or assigns, of £2,000, with interest at £5 per cent., on 24th of April then next.

Executed by Benjamin Stratton,
and witnessed.

Receipt for £2,000 endorsed on
release, signed by said Benjamin
Stratton, and witnessed.

1840,
June 10th.

By a Decree made by the High Court of Chancery, by His Honour the Master of the Rolls, on the hearing of a Cause wherein the said Christopher Combe was plaintiff, and the said Benjamin Stratton and Mary Carter and others were defendants,

It was ordered that it should be referred to the Master of the said Court in rotation, to compute what was due to the plaintiff for principal and interest on his mortgage securities in the pleadings in that Cause mentioned, and to tax the costs, charges and expenses, incurred in respect of the same, inclusive of the costs of the said suit; and that the said Master should distinguish in respect of which estate such costs, charges, and expenses were incurred. And it was ordered that the said Master should take an account of the rents and profits of the said mortgaged premises come to the hands of the said Plaintiff, or to the hands of any other person or persons, by his order or for his use, or which without his wilful default might have been received. And it was ordered that what should be found to have been received on the said account of rents and profits should be deducted from what should be found due to the Plaintiff for such principal, interest and costs; and that the said Master should state the amount of the balance due to the said Plaintiff on such account. [*Set out the order fully.*]

Consideration of further directions reserved until after report.

Liberty to apply.

Duly passed and entered.

1848,
June 17th.

By his report of this date, made in the said Cause, the Master, A—— B——, Esq., found

(*inter alia*) the several before-abstracted indentures of mortgage. And he found that in the month of , 18 , said Plaintiff, Christopher Combe, entered into possession and the receipt of the rents and profits of the said mortgaged premises, comprised in his mortgage securities, and had continued in such possession up to that present time.

And the said Master (*inter alia*) found that the principal sums of £ and £ , making together £ , were the total amount of principal money secured by the said mortgage securities.

And the said Master found (*inter alia*) that the sum of £ was then due to the said Plaintiff for principal, interest, and costs.

Signed and filed the
17th August, 1848.

1848, The said Master's report was absolutely confirmed by an order of the said Court of this date.
November 8th.

1849, By an order made, on the said Cause coming on to be heard, for further directions, and on the petition of the said Christopher Combe, the Court did, by consent, order that the mortgaged premises in the pleadings mentioned should be sold, with the approbation of the Master, to the best purchaser or purchasers that could be got, for the same to be allowed of by the said Master, and all proper parties were to join therein as the said Master should direct.
March 3rd.

And it was ordered that the purchase-money should be paid into the Bank, with the privity of the Accountant-General of the said Court, to the credit of the first-mentioned Cause.

And the Court did declare the Plaintiff to be entitled to be paid, in the first place and in

priority, the amount of what should be reported due to him for principal, interest, and costs, charges and expenses, and costs of suit. [*Set out order fully.*]

Passed and entered.

1849,
May 23rd.

Order made in the said Causes. Whereby, after stating that by an order dated the 4th May, 1849, it was ordered that the report made in these Causes by Mr. , one of the Masters of the said Court, dated the 29th day of April, 1849, whereby Jacob Appleton was allowed the purchaser of the premises in Lot , part of the estates in question in these Causes, at the sum of £6,000, should stand ratified and confirmed, unless, &c. It was by now abstracting order ordered that the said order should be made absolute.

Passed and entered.

1850,
August 19th.

By indenture of grant and release of this date made between the said Benjamin Stratton, of the first part; said Christopher Combe (by Peter Wilkinson, his attorney, lawfully authorized in this behalf by a certain power of attorney thereunto annexed), of second part; said Mary Carter, of third part; and Jacob Appleton, of, &c., of fourth part. Reciting the several before-abstracted indentures of mortgage.

And reciting the before-abstracted decree of 10th June, 1840, Master's report of 17th June, 1848, and order of the 3rd March, 1849.

And reciting that in pursuance of the said order, the hereditaments thereafter described, and thereby released, were put up to sale by auction at , with the approbation of the said Master, on the day of , 1849; and that said Jacob Appleton was the highest

bidder for the same at such sale, and the purchaser thereof, at the sum of £6,000, and declared to be such purchaser by an order of the said Court dated the 23rd day of May, 1849.

And reciting that the said Jacob Appleton, in obedience to the said order, did on the day of then past, pay into the Bank of England, with the privity of the Accountant-General of the Court of Chancery, the sum of £6,000, being the purchase-money aforesaid; and the sum of £ the valuation of the fixtures, and the sum of £ for interest, making together the sum of £6,400, to the credit of the said Cause of v. , as appeared by the receipt of J—— R——, one of the cashiers of the Bank of England, and by the certificate of the said Accountant-General.

It is by the abstracting indenture witnessed that in pursuance of and in obedience to the said decree or decretal order, and for the considerations thereinbefore mentioned, the said Benjamin Stratton did grant, bargain, sell, and release, and the said Christopher Combe, by his said attorney, and Mary Carter (according to their respective estates), did release and confirm unto the said Jacob Appleton and his heirs,

All that the said messuage, &c. [*Set out parcels.*]

Together, &c., reversion, &c., all estate, &c.

To hold same, with the appurtenances, unto and to the use of the said Jacob Appleton, his heirs and assigns, for ever. (Freed and absolutely discharged from the said several mortgage securities, and all interest, claims, and demands in respect thereof.)

Covenants by said Christopher Combe and Mary Carter that they had not incumbered.

Covenants for title by said Benjamin Stratton.

Executed by all parties,
and attested.

This deed is executed by "Christopher Combe," by Peter Wilkinson, his attorney, as to Combe's execution. The attestation is "signed, sealed, and delivered by Peter Wilkinson, as the attorney, in the name, and as the act and deed, of the within-named Christopher Combe, in the presence of"

Two witnesses.

[N.B.—As to powers of attorney, and the execution of them, see now 44 & 45 Vict. c. 41, ss. 40, 46—48, and 45 & 46 Vict. c. 39, ss. 8, 9.]

1856,
May 28th.

The said Jacob Appleton made his will of this date, and thereby, after directing his funeral and testamentary expenses to be paid by his executor,

The testator gave and bequeathed all his property he was possessed of, or might be at the time of his decease, unto his nephew, Richard Appleton, for his own absolute use.

And he appointed his said nephew sole executor of his will.

Signed by said testator, and attested
by three witnesses.

1859,
December 7th.

Said Jacob Appleton died.

1860,
February 24th.

The said will proved by said Richard Appleton at District Registry of B——.

c.

c

1870,
Nov. 14th. Probate copy will of said Richard Appleton,
of this date.

Whereby (*inter alia*) he directed that all his
just debts should be duly paid by his executrix,
and he charged all his freehold and copyhold
estates with the payment thereof.

As to the
effect of a De-
vise without
words of
Limitation,
see 28th sec-
tion of Wills
Act, 1 Vict.
c. 26.

And said testator gave and devised

All his freehold and copyhold and real
and personal estates and effects whatso-
ever and wheresoever, with the appur-
tenances, unto his sister, Mary Ann
Appleton, for her own absolute use and
benefit.

And he appointed his said sister, Mary Ann
Appleton, sole executrix of his said will.

Signed by said testator and attested
by two witnesses.

1870,
Dec. 26th. Said Richard Appleton died.

1871,
May 14th. Said will proved by said Mary Ann Appleton,
the sister of the deceased, at District Registry
of

1875,
Jan. 23rd. By indenture of this date made between
Mary Ann Appleton of the one part, and
Donald Pringle of the other part.

It is witnessed that in consideration of the
sum of £2,000 to the said Mary Ann Appleton
paid by the said Donald Pringle (the receipt
whereof, &c.), the said Mary Ann Appleton
did grant and convey to the said D. Pringle,
and his heirs,

All that messuage, &c. [*set out parcels*].

Together, &c., and all the estate, &c.

To hold the same unto and to use of said
D. Pringle, his heirs and assigns for ever.

Proviso for redemption and reconveyance of

said premises on payment by said Mary Ann Appleton, her heirs, executors, administrators or assigns to said D. Pringle, his executors, administrators or assigns of £2,000 on 23rd July then next.

Usual mortgage covenants.

Executed by said Mary Ann Appleton, and attested.

Receipt for £2,000 endorsed, signed by said Mary Ann Appleton, and witnessed.

1878,
July 10th. Said Donald Pringle made his will whereby he devised all his trust and mortgage estates to Thomas Redfern, and he appointed his son, Donald James Pringle, his sole executor.

1882,
Feb. 19th. Said Donald Pringle died, and was buried at .

1882,
March 31st. Said will of Donald Pringle was proved by Donald James Pringle in the Principal Registry of the Probate Division.

No. 4.

FREEHOLD TITLE.—Abstract of the Title of the Trustee of the Will of Joseph Bettinson, Esquire, to a Freehold mansion and estate, called Ashfield Court, situate in the parish of W—, in the county of D—.

1880,
July 19th. By indenture of this date, made between Robert Franklyn, of, &c., Esquire, of the first part, Edward Franklyn, of, &c., Esquire (the

eldest son of the said Robert Franklyn), of the second part, Mary Denton, of, &c., spinster, of the third part, and Charles Charlton and Richard Robinson, of, &c., of the fourth part.

After reciting that said Robert Franklyn was then seized to him and his heirs for an estate in fee simple in possession of and in the messuage, lands, and hereditaments thereafter described,

And reciting that a marriage had been agreed upon between said Edward Franklyn and Mary Denton, and that it had been agreed that said hereditaments should be settled in manner thereafter expressed;

It is by abstracting indenture witnessed that in pursuance of such agreement, and in consideration of said intended marriage, and of the fortune which said Mary Denton would bring to said Edward Franklyn, said Robert Franklyn did for himself, his heirs, executors, and administrators covenant with said Charlton and Robinson, and their heirs, and also with said Edward Franklyn and his heirs, that said Robert Franklyn and his heirs would and should thenceforth stand seized of and in

Conveyance
by Covenant
to stand
seized.

All that messuage, mansion, houses, or tenements, called Ashfield Court, &c. [*set out parcels fully*], to the uses following (*i.e.*)—

To use of said Robert Franklyn and his heirs until solemnization of said then intended marriage, and after solemnization thereof,

To use of said Robert Franklyn and his assigns during his life . . . remainder

To use of said Edward Franklyn and Mary Denton during their joint lives and the life of the survivor of them, and after the death of the survivor of them,

"Heirs male" words of Limitation, estate tail special.

To the use of the heirs male of the body of said Edward Franklyn, by said Mary Denton lawfully issuing, and in default or on failure of such issue,

Estate tail general.

To the use of said Edward Franklyn and the heirs of his body lawfully issuing, and in default of such issue,

"Heirs of body" words of Limitation.

To use of Alan Franklyn (the second son of said Robert Franklyn) and the heirs of his body lawfully issuing . . remainder, To use of said Robert Franklyn, his heirs and assigns, for ever.

Executed by all parties, and attested.

1808, Marriage solemnized between said Edward
July 20th. Franklyn and Mary Denton.

1815, Said Robert Franklyn died.
December 5th.

1817, Indentures of lease and release of these dates
May 3rd & 4th. by the release made between said Edward Franklyn of first part, Thomas Hallett, of, &c., of second part, and Peter Clarke, of, &c., of third part.

After reciting said abstracted indenture of 19th July, 1808, and reciting that the said Robert Franklyn died on the 5th of December, 1815,

It is witnessed that, for barring all estates in tail of said Edward Franklyn in the hereditaments thereafter described and intended to

be thereby granted and conveyed, and all remainders and reversions thereupon expectant or depending, and for limiting said premises, To use of said Edward Franklyn and his heirs, said Edward Franklyn did grant, release, and confirm unto said Thomas Hallett (in his actual possession then being, &c.) and his heirs,

All said messuage, lands, and hereditaments before described by a similar description, together, &c., and reversion, &c., and all estate, &c.,

To hold same unto said Thomas Hallett and his heirs,

To use of said Thomas Hallett, his heirs and assigns, for ever.

To intent that said Thomas Hallett should become perfect tenant of the freehold of said premises, so that a common recovery with *double voucher* should be suffered of same premises, in which recovery said Peter Clarke should be demandant, said Thomas Hallett tenant, and said Edward Franklyn vouchee, who should vouch the common vouchee.

Declaration that said recovery and all other recoveries, conveyances, fines, and assurances of said premises by or between the parties to abstracting indenture, should operate and enure

Words of
Limitation.

To use of said Edward Franklyn, his heirs and assigns, for ever.

Lease executed by said Edward Franklyn, and attested.

Release executed by all parties, and attested.

Trinity Term,
57 Geo. 3rd.

Exemplification of Recovery wherein Peter Clarke was demandant, Thomas Hallett was tenant, and the said Edward Franklyn was vouchee of four messuages, four stables, four barnes, four gardens, 100 acres of land, 100 acres of meadow, with appurtenances, in the parish of W., in the County of D.

1818,
November 6th. Said Mary Franklyn (wife of said Edward Franklyn) died.

There was no issue of said marriage.

1819,
April 7th & 8th.

By indentures of lease and release of these dates respectively made between said Edward Franklyn of one part, and Joseph Bettinson, of , in the county of , Esq., of other part,

Reciting that said Edward Franklyn was seized for an estate of fee simple, in possession of, and in the messuage and hereditaments thereafter described and intended to be thereby granted and released, and contract to sell same to said Joseph Bettinson for £4,000,

It is by abstracting indenture of release witnessed that in pursuance of said agreement, and in consideration of £4,000 to said Edward Franklyn paid by said Joseph Bettinson, the rect., &c., said Edward Franklyn did grant release and confirm unto said Joseph Bettinson (in his actual possession then being, &c.), and his heirs,

The said messuage, lands, and premises before described by a similar description.

[*Set out the description.*]

Together, &c., and reversion, &c., and all estate, &c.

To hold same premises unto said Joseph Bettinson and his heirs,

To use of said Joseph Bettinson, his heirs and assigns, for ever.

Covenants by said Edward Franklyn :

That he was lawfully seized.

Had power to convey.

For peaceable possession.

Freedom from incumbrances.

And further assurance.

Lease and release executed by said Edward Franklyn, and attested.

Receipt endorsed on release for £4,000, signed by Edward Franklyn, and witnessed.

1820, Said Edward Franklyn died without having
March 17th. had any issue.

1859, Probate copy will of said Joseph Bettinson,
January 9th. whereby said testator gave and devised—

All his messuages, lands, hereditaments, and freehold estates whatsoever unto his wife Isabella Bettinson during her life; and after her death said testator devised

All his said freehold and real estates unto and to the use of Peter Hart and John Thorpe and their heirs for ever,

Upon trust that said Hart and Thorpe, or the survivor of them, or the heirs of such survivor, should, after the death of testator's said wife, Isabella, sell and dispose of his (testator's) freehold estates by public auction or private

contract, subject to any conditions, and for such prices as they or he might think proper, and should convey the hereditaments sold to the purchasers thereof.

Declaration that the receipts of said Hart and Thorpe, or survivor of them, or the heirs, executors, or administrators of the survivor, should be a good discharge to purchasers for their purchase monies, and that they should not be bound to see to the application thereof.

Declaration that trustees should stand possessed of the monies to arise from sales, upon trust to pay testator's debts, and funeral and testamentary expenses, and certain legacies in said will mentioned.

And said testator bequeathed his personal estate to his said wife, and appointed her sole executrix of his will.

Signed by said testator, and attested by two witnesses.

1865, Said Joseph Bettinson died.
Dec. 14th.

1866, Will of said Joseph Bettinson proved by said
March 24th. Isabella Bettinson in Her Majesty's Court of
Probate (Principal Registry).

1866, By deed poll of this date, under the hand
Nov. 19th. and seal of the said John Thorpe,
 Reciting said abstracted will of said Joseph
 Bettinson,
 And reciting that said Joseph Bettinson
 died on the 14th December, 1865, with-
 out having revoked or altered his said
 will,
 And reciting that said John Thorpe had

never in any respect acted as a trustee of said will, and had wholly refused to act as a trustee of said will,

Disclaimer by
Thorpe.

It was by abstracting deed poll witnessed, that said John Thorpe had from the decease of said Joseph Bettinson absolutely disclaimed and renounced, and did thereby absolutely disclaim and renounce,

All the freehold and real estates whatsoever given or devised by the said recited will of the said Joseph Bettinson, and also the office of trustee of the said will, and all trusts, powers, and authorities whatsoever by the said will expressed to be reposed in or given to the said Peter Hart and John Thorpe, and the survivor of them, and the heirs of such survivor, and all rights and privileges belonging or annexed to the same, or in any wise relating thereto.

Executed by said John Thorpe,
and attested.

1875,
June 9th.

Said Isabella Bettinson died.

1868,
November 4th.

Probate copy will of said Peter Hart, where-
by (*inter alia*) said testator devised

All estates vested in him as a trustee unto Charles Kimber, his heirs and assigns, upon the trusts subsisting thereon at the time of the death of said testator.

Signed by said Peter Hart, and
attested by two witnesses.

1870

Said Peter Hart died.

1873, His will proved in Her Majesty's Court of
February 26th. Probate (District Registry of).

The estate comprised in the conveyance to Joseph Bettinson by abstracted indentures of 7th and 8th April, 1819, has been contracted to be sold by said Charles Kimber. The question is, whether he can legally execute the trust for sale contained in the will of Joseph Bettinson, and make a good title to a purchaser, and whether in other respects a good title can be deduced to the estate?

Vide Cooke *v.* Crawford, 13 Sim. 91; Bradford *v.* Belfield, 2 Sim. 264; Stevens *v.* Auston, 30 L. J., Q. B. 212; Osborne to Rowlett, 13 Ch. Div. 774; Re Morton and Hallett (C. A.), 15 Ch. D. 143.

No. 5.

FREEHOLD.—Abstract of the Title of Archibald Thomas Denham and his Mortgagee, to a Freehold messuage and land, situate at , in the parish of D—, in the county of N—.

1826, Indenture of feoffment of this date between
November 3rd. John Chapman, of , Esquire, of the one part, and Richard Sandall, of , Esquire, of other part.

It is witnessed that in consideration of £3,000 to said John Chapman paid by said R. Sandall, at or before, &c., the receipt, &c., said John

Chapman did grant, enfeoff, and confirm unto said R. Sandall, his heirs and assigns—

All that messuage or tenement, &c. [*Set out parcels.*]

Together, &c., and reversion, &c., and all estate, &c.

To hold same unto and

To the use of said Richard Sandall, his heirs and assigns.

Covenants by said John Chapman :

That he was lawfully seized.

Had power to convey.

For peaceable possession. Freedom from incumbrances, and further assurance.

Executed by said John Chapman,
and attested.

Receipt for £3,000 endorsed,
signed by said John Chapman,
and witnessed.

Memorandum of livery of seizin, endorsed.

1829,
October 23rd.

Probate copy will of said Richard Sandall, whereby after bequeathing his personal estate to his wife Jane, subject to payment of his debts and funeral expenses,

Said testator gave and devised—

His messuage, land, and estate, situate at
, in the parish of D—, in the
county of N—, and all other his freehold and real estate whatsoever, unto his friends Thomas Sims and James Venn, and their heirs,

To the several uses thereafter declared (that was to say):—

To use of said testator's son, Jonathan Sandall, for his life (*sans waste*), and after the determination of that estate by forfeiture or otherwise, in the lifetime of said Jonathan Sandall,

To use of said Sims and Venn and their heirs during life of said Jonathan Sandall, in trust to preserve the contingent remainders thereafter limited from being defeated or destroyed . . . remainder,

To use of the first son of the body of said Jonathan Sandall and the heirs male of the body of such first son lawfully issuing; and for default of such issue,

To use of the second, third, fourth, and all and every other the sons and son of the body of such Jonathan Sandall lawfully to be begotten severally and successively, according to seniority of age, and the heirs male of their bodies lawfully issuing; and for default of such issue,

To the use of all and every the daughter and daughters of the body of said Jonathan Sandall lawfully to be begotten, as tenants in common, and of the heirs of their respective bodies lawfully issuing; and, failing issue of any of said daughters,

Then as to the share or shares of such daughter or daughters whose issue should so fail,

To the use of all and every other such daughter or daughters as tenants in common, and of the heirs of their respective bodies lawfully issuing.

And for default of such issue,

To the use of Maria Sandall and Eliza Sandall (said testator's two daughters), to be divided between them, share and share alike, and they to take as tenants in common, and not as joint tenants, and of the several and respective heirs of the bodies of his said daughters lawfully issuing; and, failing issue of either of his said daughters, then, as to the share of such daughter whose issue should so fail,

To the use of the other of his said daughters and the heirs of her body.

And in case both his said daughters should die without issue, then

To the use of testator's brother, Christopher Sandall, his heirs and assigns, for ever.

And said testator appointed said Sims and Venn executors of his will.

Signed and sealed by said testator,
and attested by three witnesses.

1853,
Nov. 10th.

Said Richard Sandall died.

1853,
Dec. 30th.

His said will proved by said Sims and Venn, in the Prerogative Court of the Archbishop of Canterbury.

1838,
March 17th.

Said Jonathan Sandall (testator's son) intermarried with Mary Potter.

The issue of this marriage were two children only: a son, Frederick Sandall, who was born on the 7th October, 1840, and died on 29th September, 1855 (in the lifetime of his father, Jonathan Sandall).

And a daughter, Caroline Sandall, who was

born on 3rd March, 1842, and died on 12th July, 1850, an infant.

1832,
May 19th. Said Eliza Sandall (one of the testator's daughters) intermarried with Charles Darwin.

The issue of this marriage was one son Samuel James Darwin, who was born on 23rd April, 1834, and is now living.

1836,
January 3rd. Maria Sandall (the other daughter of the testator, Richard Sandall) intermarried with Benjamin Walton on 3rd January, 1836.

The only issue of this marriage was a daughter, Frances Walton, who was born on 20th June, 1837.

1858,
July 19th. Said Frances Walton died without issue, and unmarried.

1856,
August 4th. Said Maria Walton died, leaving her daughter surviving.

1860,
August 17th. Said Jonathan Sandall died without leaving any issue surviving.

1862,
February 22nd. Said Eliza Darwin died, leaving her husband, Charles Darwin, and her only child, Samuel James Darwin, her surviving, who are both now living.

1863,
November 9th. By indenture of this date, made between said Samuel James Darwin of the one part, and Thomas Ross, of, &c., of other part—

It is witnessed that for the purpose of destroying and defeating all estates in tail, of or to which said Samuel James Darwin was entitled in the hereditaments thereafter de-

scribed, and all estates, rights, interests, and powers, to take effect after the determination or in defeasance of such estates tail, and for assuring and limiting the inheritance in fee simple, in possession of and in the said hereditaments, to the use and in manner thereafter expressed, and in consideration of 10s. to said Samuel James Darwin paid by said Thomas Ross (the receipt, &c.), said Samuel James Darwin did grant, release and confirm to said Thomas Ross and his heirs—

All said messuage and lands comprised in said abstracted indenture of feoffment of 3rd November, 1826, by a similar description.

[*Set out full description of parcels.*]

Together, &c., and the reversion, &c., and all estate, &c.

To hold same unto said Thomas Ross and his heirs (freed and discharged from all estates in tail of said Samuel James Darwin, and all other estates, rights, interests and powers, to take effect upon the determination, or in defeasance of such estates tail),

To the use of said Samuel James Darwin, his heirs and assigns, for ever.

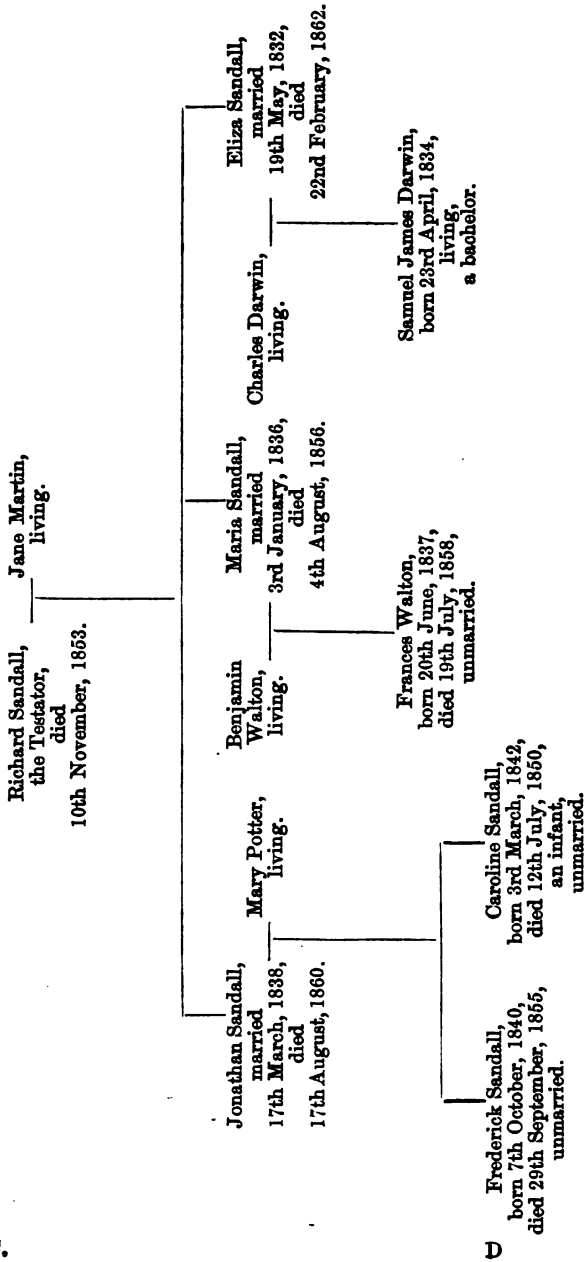
Declaration by said Samuel James Darwin (who was then a bachelor), that no widow of his should be entitled to dower out of said hereditaments, or any part thereof.

Executed by said Samuel James Darwin, and attested.

1864, Enrolled in Chancery pursuant to 3rd and
March 14th. 4th W. 4, c. 74, 14th March, 1864.

PEDIGREE OF SANDALL FAMILY.

C.



D

1864,
May 29th.

By indenture of this date, made between said Samuel James Darwin, of one part, and Archibald Thomas Denham, of, &c., of other part,

Reciting that said Samuel James Darwin was seized of the messuage, lands, and hereditaments thereafter described, and intended to be thereby conveyed for an estate of inheritance in fee simple, in possession, free from all incumbrances,

It is by abstracting indenture witnessed, that in consideration of £5,000 to said Samuel James Darwin paid by said Thomas Denham, at or before, &c. (the receipt, &c.) said Samuel James Darwin did grant, convey, and confirm unto said Archibald Thomas Denham and his heirs,

All said messuage, lands, and hereditaments before described by a similar description.

Together, &c., and all estate, &c.

To hold same premises to said Archibald Thomas Denham and his heirs,

To such uses, upon and for such trusts, intents and purposes, and with under and subject to such powers, provisoes, declarations and agreements, as said Archibald Thomas Denham should by any deed or deeds, with or without power of revocation and new appointment, to be by him duly executed from time to time, direct or appoint, and for default of and until such direction or appointment, and so far as no such direction or appointment should extend,

To the use of said Archibald Thomas Denham, his heirs and assigns, for ever.

Covenants by said Samuel James Darwin for Title.

Executed by both parties, and attested.

Receipt for £5,000 endorsed, signed by said Samuel James Darwin, and witnessed.

1876,
March 23rd.

By indenture of mortgage of this date, made between said Archibald Thomas Denham, of one part, and Arthur Lorton, of, &c., of other part.

It is witnessed that in consideration of £2,000 to said Archibald Thomas Denham paid by said Arthur Lorton, the receipt, &c., said Archibald Thomas Denham did direct and appoint, and also grant and convey to said Arthur Lorton and his heirs,

All said messuage, lands and premises, hereinbefore described by a similar description, together, &c., and all estate, &c.

To hold same unto and to the use of said Arthur Lorton, his heirs and assigns for ever.

Subject to a proviso in now abstracting indenture contained for redemption of said premises on payment by said Archibald Thomas Denham, his heirs, executors, administrators or assigns, to said Arthur Lorton, his executors, administrators, or assigns, of £2,000, on 23rd September, 1876, with interest at 5 per cent.

Usual mortgage covenants.

Executed by said Archibald Thomas
Denham, and attested.

Receipt for £2,000 endorsed, signed
by said A. Thomas Denham, and
witnessed.

Mr. Archibald Thomas Denham has contracted to sell the property to Mr. A——
B—— for £6,000, the mortgage debt of £2,000
and interest to be paid off out of purchase-
money.

No. 6.

FREEHOLD TITLE.—Abstract of the Title of the
Heir-at-Law of Mr. Samuel Adams to a
Freehold farm and estate, called Mason's
Farm, situate in the parish of R——,
in the county of L——.

1818,
June 1st.

By indenture of this date, made between
Joseph Mason, of , in the county of ,
Esq., and Julia his wife, of one part, and
Samuel Adams, of , in the county of ,
Gentleman, of other part,

Reciting that under the will of her father,
Jacob Smith, deceased, bearing date the
14th November, 1806, said Julia Mason
was seized in fee simple in possession of
the messuage, farm, and hereditaments
thereinafter described,

And reciting contract for sale of said pre-
mises to said Samuel Adams for £7,000,

It is by abstracting indenture witnessed that in pursuance of said agreement, and in consideration of £7,000 of lawful money, &c., paid by said Samuel Adams to said Joseph Mason and Julia his wife, at or before, &c., the receipt, &c., said Joseph Mason, with privity and approbation of said Julia his wife (she thereby consenting thereto), did covenant with said Samuel Adams, and his heirs and assigns, that said Joseph Mason and Julia his wife, or her heirs, would, at the costs of said Joseph Mason, as of Easter term then last, or in or as of the then present Trinity term, or of some other subsequent term, acknowledge and levy before His Majesty's Justices of the Court of Common Pleas at Westminster unto said Samuel Adams and his heirs one or more fine or fines sur conuzance de droit come ceo, &c., whereupon proclamations should be had, &c., of and concerning—

All that messuage, &c. [*Set out parcels fully.*]

Together with all houses, &c.

Declaration that said fine and all other fines, conveyances, and assurances of said hereditaments and premises should operate and enure

To the use of said Samuel Adams, his heirs and assigns for ever.

Covenants by said Joseph Mason with said Samuel Adams for Title.

Executed by said Joseph Mason
and Julia Mason, and at-
tested.

Receipt for £7,000 indorsed.
Signed by Joseph Mason
and Julia Mason, and wit-
nessed.

Trinity Term,
58th Geo. 3rd. Chirograph indentures of fine, wherein said Samuel Adams is Plaintiff and said Joseph Mason and Julia his wife are Deforceants. Of—

Two messuages, &c. [*Set out parcels.*]
Delivered with proclamations.

1826,
November 4th. Probate copy will of said Samuel Adams, whereby, after bequeathing his personal estate to his father, Noah Adams, and appointing him sole executor,

Said testator devised—

All that his messuage, farm and freehold estate, called Mason's Farm, situate in the parish of R——, in the county of L——, and all other his real estates.

Unto his mother, Sarah Adams, during her life for her sole use. Remainder to her niece Annie Sykes during her life.

(N.B.—The will contains no further devise of real estates.)

Signed by said Samuel Adams,
and attested by three witnesses.

1830,
Nov. 23rd. Said Samuel Adams died a bachelor.

1830,
Dec. 17th. Said will proved by said Noah Adams in Consistory Court of Bishop of L——.

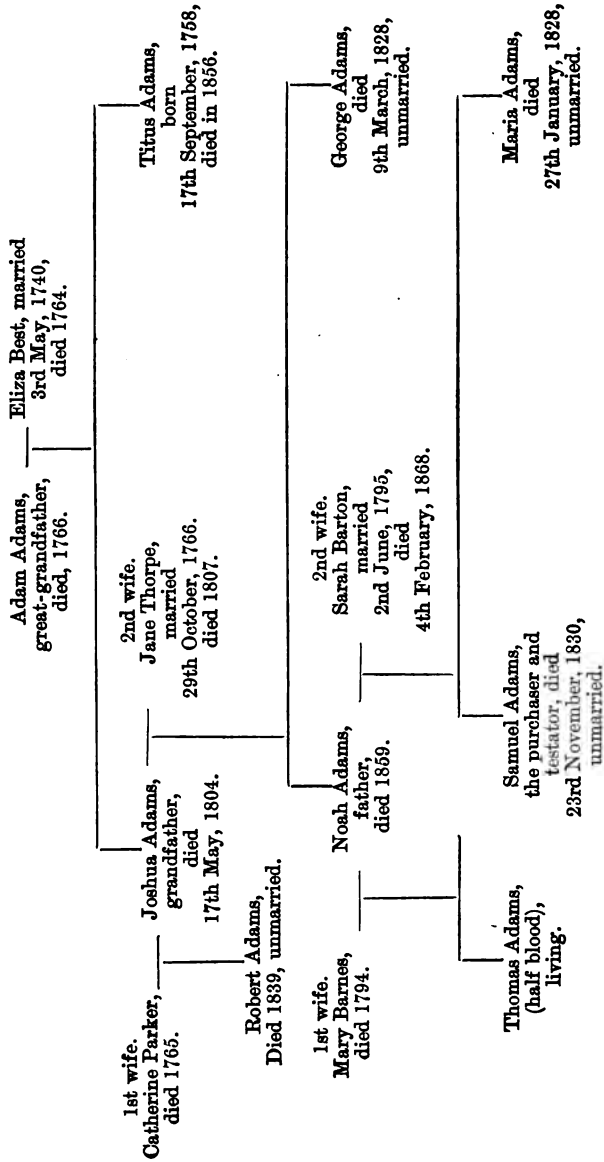
1868,
February 4th. Said Sarah Adams died.

1848,
January 17th. Probate copy will of Titus Adams, of , in the county of .

Whereby testator gave and devised

All his messuages, lands and real estates, whatsoever and wheresoever, and all his personal estate,

PEDIGREE OF ADAMS FAMILY.



Unto his daughter, Rebecca Adams, her heirs, executors, administrators and assigns.

And he appointed his said daughter sole executrix of his will.

Signed by said Titus Adams,
and attested by two witnesses.

1856, Said Titus Adams died.
Dec. 20th.

1857, Said will proved by said Rebecca Adams in
February 8th. Consistory Court of Bishop of .

1884, . Said Annie Sykes died.
August 8th.

See pedigree of Adams family, *ante*, p. 39.

Samuel Adams, the purchaser in 1818 and the testator of 1826, died in 1830, intestate as to the remainder in fee in the estate after the deaths of his mother, Sarah Adams, and her niece Annie Sykes.

It is now requisite to ascertain who was the heir-at-law of Samuel Adams at the time of his death, and to whom the estate now belongs.

From the pedigree it appears that Noah Adams (the father of Samuel Adams) and Thomas Adams (the brother of the half-blood of Samuel Adams) are both living.

Read the canons or rules of descent, as stated by Sir William Blackstone.

No. 7.

FREEHOLD TITLE.—Abstract of title to a Freehold farm and estate, called Oak Tree Farm, situate in the parish of O—, in the county of R—, as to entirety of said estate.

1807,
Nov. 29th.

By indenture of feoffment of this date, made between Thomas Mantell of the first part, Isaac Dayrell, of, &c., of the second part, Robert Lydford, of, &c., of third part, and William Scott of fourth part,

It is witnessed that, in consideration of £4,000 paid by said Isaac Dayrell and Robert Lydford (in equal shares) to said Thomas Mantell, at or before, &c., the receipt, &c., and in consideration of ten shillings to said Thomas Mantell paid by said William Scott, said Thomas Mantell did grant, enfeoff, and confirm to said William Scott and his heirs—

All that messuage, farm-house, or tenement, with the yards, gardens, orchards, outbuildings, and appurtenances, and the several closes, pieces, or parcels of arable, meadow, pasture, and wood land therewith occupied and enjoyed, containing by estimation 200 acres, more or less, and commonly called or known by the name of Oak Tree Farm, and being situate and lying in the parish of O—, in the county of R—, and then in the occupation of said Thomas Mantell, and which several closes and premises were then known by the several names of, &c., &c. [set out names of fields],

Together, &c., and reversion, &c., and all estate, &c.

To hold same to said William Scott and his heirs,

To uses following (that is to say):—

As to, for, and concerning one undivided moiety or equal half-part of said messuage, lands, and premises (the whole into two equal parts being considered as divided),

To the use of said Isaac Dayrell, his heirs and assigns, for ever.

And as to, for, and concerning the other equal undivided moiety of said messuage, lands and premises, thereby enfeoffed and conveyed,

To the use of said Robert Lydford, his heirs and assigns, for ever.

Covenants by said Thomas Mantell with said William Scott, that he was lawfully seized, had power to convey, for peaceable possession, freedom from incumbrances, and for further assurance.

Executed by said Thomas Mantell, and attested.

Receipt for £4,000 endorsed,
signed by said Thomas
Mantell, and witnessed.

Memorandum of livery of seizin endorsed.

AS TO DAYRELL'S MOIETY.

1824,
May 4th.

Probate copy will of said Isaac Dayrell, therein described as of _____, in the county of _____, whereby said testator bequeathed all his personal estate to his wife, Maria Dayrell, and appointed her sole executrix of his will.

And said testator gave and devised—

All his messuages, farms, lands, and freehold estates, and parts and shares of real estates (including his moiety of the Oak Tree Farm), situate in the parish of O——, in the county of R——,

To the use of testator's said wife, Maria Dayrell, and her assigns, during her life . . .
remainder

To use of testator's son, William Dayrell, and the heirs male of his body . . . remainder

To use of testator's son Joseph Dayrell, and the heirs of his body lawfully issuing . . remainder

To use of testator's two daughters, Jane Dayrell and Sarah Dayrell, in equal shares, as tenants in common, and to their respective heirs and assigns for ever.

Signed by said Isaac Dayrell,
and attested by three witnesses.

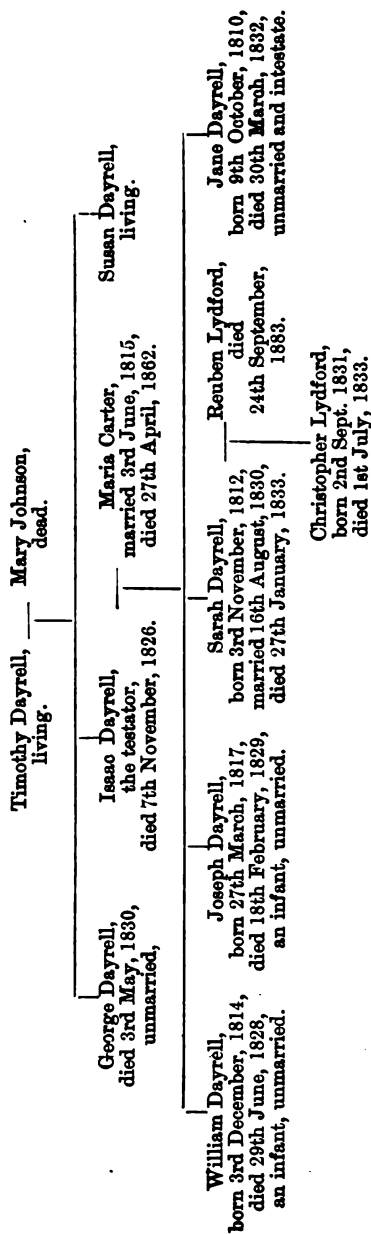
1826,
November 7th.

Said Isaac Dayrell died.

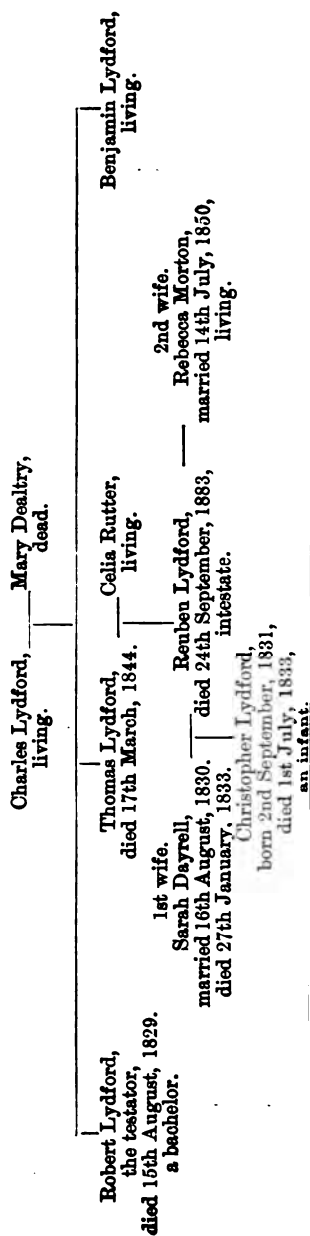
1826,
December 20th

His said will proved by said Maria Dayrell, in Consistory Court of Bishop of _____.

PEDIGREE OF DAYRELL FAMILY.



PEDIGREE OF LYDFORD FAMILY.



- 1828, Said William Dayrell died an infant and un-
June 29th. married.
- 1829, Said Joseph Dayrell died an infant and un-
February 18th. married.
- 1830, Said Sarah Dayrell married Reuben Lydford.
August 16th.
- 1831, The only issue of this marriage was a son,
September 3rd. Christopher Lydford, who was born on 3rd
September, 1831.
- 1832, Said Jane Dayrell died unmarried and intes-
March 30th. tate.
- 1833, Said Sarah Lydford died.
January 27th.
- 1833, Said Christopher Lydford died.
July 1st.
- 1862, Said Maria Dayrell (widow of Isaac Dayrell)
April 27th. died.
- 1883, Said Reuben Lydford died.
Sept. 24th.

AS TO LYDFORD'S MOIETY.

1828, Probate copy will of said Robert Lydford,
April 19th. therein described as of , in the county
of , whereby said testator gave and
devised—

All his messuages, lands, and real estates,
and shares of estates, and his moiety of
Oak Tree Farm, in the parish of O—,
in the county of N—, and all his
personal estate, unto his nephew Reuben
Lydford (son of testator's brother Thomas
Lydford), his heirs, executors, adminis-
trators and assigns for ever.

And testator appointed his said nephew Reuben sole executor of his will.

Signed by said testator,
and attested by three witnesses.

1829, Said Robert Lydford died.
August 16th.

1829, Said will proved by Reuben Lydford in Con-
October 9th. sistory Court of Bishop of .

1830, Said Reuben Lydford intermarried with
August 16th. Sarah Dayrell.

1831, The only issue of this marriage was a son,
September 2nd Christopher Lydford, who was born on 2nd
September, 1831.

1833, Said Sarah Lydford (formerly Dayrell) died.
January 27th.

1833, Said Christopher Lydford died, an infant.
July 21st.

1883, Said Reuben Lydford died intestate.
Sept. 24.

On the death of Maria Dayrell (the widow of Isaac Dayrell) on 27th April, 1862, said Reuben Lydford claimed to be entitled to the Dayrell moiety, as tenant by the curtesy, and entered and continued in possession of the entirety of the estate until his death.

No. 8.

FREEHOLD.—Abstract of the Title of Richard Imbert and Robert Chalmer, Esquires, to a Freehold Mansion and Estate, called Denver Court, in the parish of B——, in the county of S——.

AS TO ENTIRETY OF ESTATE.

1815,
August 13th
and 14th.

Indentures of lease and release of these dates, the release being made between Thomas Joshua Wilson, of, &c., Esq., of first part, Marmaduke Chalmer, of, &c., Esq., of second part, and Samuel Jones, of, &c., of third part.

It is by indenture of release witnessed that in consideration of £17,000 to said T. J. Wilson paid by said M. Chalmer, the receipt, &c., said T. J. Wilson did grant, release and confirm unto said M. Chalmer and his heirs—

All that capital messuage, or mansion house called or known by the name of Denver Court, situate in the parish of B——, in the county of S——.

[*Set out parcels fully.*]

To hold said premises unto said Marmaduke Chalmer and his heirs,

To the use of said Marmaduke Chalmer and Samuel Jones, their heirs and assigns for ever, nevertheless as to estate and interest of said Samuel Jones and his heirs in said premises,

In trust for said Marmaduke Chalmer, his heirs and assigns, for ever.

Covenants by said T. J. Wilson for title.

Lease and release executed by said
T. J. Wilson, and attested.

Receipt for £17,000 endorsed on
release, signed by T. J. Wilson,
and witnessed.

1820, Said Samuel Jones died, and was buried at
October 3rd. parish of M——.

1830, Probate copy will of said Marmaduke Chal-
July 17th. mer, whereby said testator (*inter alia*) gave and
 devised

All that his capital mansion and estate
called Denver Court, and all his real
estate situate in the parish of B——, in
the county of S——, and all other his
real estates,

To the uses following (that is to say):—

As to one equal undivided moiety or half-
part of said estates and hereditaments,

To the use of his (testator's) nephew,
Charles Chalmer, and the heirs of his
body lawfully issuing, and for default
or on failure of such issue,

To the use of said Charles Chalmer, his
heirs and assigns, for ever;

And as to the other equal undivided moiety
or half-part of said mansion, estates, and pre-
mises thereby devised,

To the use of testator's niece Maria
Chalmer (the daughter of testator's late
brother, Samuel Chalmer), and the heirs
of her body lawfully issuing, and for
default or on failure of such issue,

To the use of said Maria Chalmer, her heirs and assigns, for ever.

Signed by said testator, and
attested by three witnesses.

1840, Said Marmaduke Chalmer died a bachelor.
February 15th.
1840, Said will proved in the Prerogative Court of
April 9th. Archbishop of Canterbury by the executors
 therein named.

AS TO MOIETY DEvised BY WILL OF MARIA
CHALMER.

1850, Probate copy will of said Maria Chalmer,
December 9th. spinster, whereby testatrix (*inter alia*) devised
 Her undivided moiety or half-part of and
 in said mansion house and estate called
 Denver Court, situate in the parish of
 B——, in the county of S——, and all
 other her freehold and real estates, unto
 and

To the use of Thomas Sart and William
Parton, their heirs and assigns, for ever,

Upon the following trusts (that is to say):—

Upon trust during life of testatrix's niece,
Antonia Dornton (the daughter of testatrix's
late sister, Martha Dornton), to lease, let and
manage said moiety estates and premises, and
upon trust to pay the net rents of same premises
into hands of said Antonia Dornton during her
life for her sole and separate use, free from
control and debts of any husband, and without
power of anticipation.

And after death of said Antonia Dornton
said testatrix declared that said Sart and Parton
and survivor of them and heirs of survivor should

stand seized of said moiety and freehold estate thereby devised,

In trust for all and every the child and children of said Antonia Dornton, who, being a son or sons, should live to attain the age of twenty-one years, or, being a daughter or daughters, should live to attain that age, or be married under that age, and, if more than one, in equal shares and for their respective heirs as tenants in common, and, if only one such child, in trust for such one child and his or her heirs.

Proviso and said testatrix declared that in case there should be no child of said Antonia Dornton who, being a son, should live to attain the age of twenty-one years, or, being a daughter, should attain that age or be married under that age, then and in such case (subject and without prejudice to the trusts and limitations thereinbefore contained) testatrix declared that her said trustees should stand seized of said estates and premises thereby devised,

In trust for her brother Robert Chalmer and his heirs.

Signed by said Maria Chalmer, and
attested by two witnesses.

1862,
March 14th.

Said Maria Chalmer died unmarried, without having revoked or altered her said will, leaving her brother, said Robert Chalmer, her heir-at-law, her surviving, who is now living.

1862,
June 20th.

Said will of said Maria Chalmer proved in
Court of by executors therein named.

AS TO MOIETY DEVISED BY WILL OF CHARLES
CHALMER.

1850,

Probate copy will of said Charles Chalmer, whereby (*inter alia*) he devised

All that his undivided moiety or half-part of all that said Freehold mansion, lands and estate called Denver Court, situate in the parish of B—, in the county of S—, and all other his freehold estates,

To uses following (that is to say):—

To use of testator's wife, Julia Chalmer, during her life remainder

To use of said testator's niece, Antonia Dornton (the daughter of testator's late sister, Martha Dornton), and her assigns, during her life, for her separate use, . . . remainder

To the use of all such one or more exclusively of the other or others of the children or child of the said Antonia Dornton for such estates and in such shares as she, notwithstanding coverture, should by deed or will appoint, and in default of and subject to such appointment,

To the use of all and every the child and children of the said Antonia Dornton who, being a son or sons, should live to attain the age of twenty-one years, or, being a daughter or daughters, should live to attain that age or marry under that age, and, if more than one, in equal shares, and to their respective heirs as tenants in common, and if there should be only one such child, the whole to remain

To the use of such one child and his or her heirs.

Proviso and testator declared that in case there should be no child of said Antonia Dornton who, being a son, should attain the age of

twenty-one years, or, being a daughter, should attain that age or marry, then and in such case (but subject and without prejudice to the uses and limitations thereinbefore contained) said testator gave and devised his said freehold estates

To use of his brother Robert Chalmer and his heirs.

Signed by said Charles Chalmer, and attested by two witnesses.

1853, Said Charles Chalmer died without issue,
September leaving his brother, said Robert Chalmer, his
17th. heir-at-law, him surviving, who is now living.

1853, Said will proved in Court of by
November 4th. the executors therein named.

1857, Said testator's widow, Julia Chalmer, died.
January 4th.

1864, Said Antonia Dornton intermarried with
May 23rd. James Imbert at parish church of Saint Pancras,
London.

Said Antonia Imbert never exercised power of appointment amongst her children limited to her by said will of Charles Chalmer.

1884, Said Antonia Imbert died, having had issue
July 2nd. one son only, Richard Imbert, who was born on
19th April, 1865, and is now living.

No. 9.

FREEHOLD TITLE.—Abstract of the Title of
Mr. Frederick Parkes and others to a
messuage, farm, and Freehold estate,
called Morton's situate in the parish of
N—, in the county of S—.

1780,
March 24th. By indenture of lease of this date, made
between John Watson, of , in the county
of , of the one part, and Robert Parkes,
of of the other part,

It is witnessed that in consideration of the
natural love and affection which the said John
Watson had for his grandson, the said Robert
Parkes, the said John Watson did grant and
demise to the said Robert Parkes, his executors,
administrators, and assigns—

All that messuage, farm, and lands com-
monly called or known by the name of
Morton's, situate in the parish of N.,
county of S.

[*Set out parcels.*]

To hold same unto said Robert Parkes, his
executors, administrators, and assigns, from the
day next before the day of the date of abstract-
ing indenture for the term of 999 years thence
next ensuing,

Yielding and paying yearly and every
year during the said term unto the said
John Watson, his heirs, or assigns, the
yearly rent of £5, by equal half-yearly
payments on the 29th day of September
and 25th day of March.

Covenants by said Robert Parkes :

For payment of said rent and all taxes, &c.
For due cultivation of said farm. .

Executed by said John Watson,
and attested.

1830,
June 18th.

By indenture of this date made between
Edward Parkes, of , in the county of ,
of the one part, and Charles Taylor, of ,
in the county of , of the other part,

After reciting said abstracted lease of 24th
March, 1780 ;

And reciting that under and by virtue of
divers mesne assignments, and other
acts in law, said messuage, farm, and
estate comprised in said abstracted
lease, had become vested in said Edward
Parkes during residue of said term of
999 years ;

And reciting that it was not known who
was then entitled to the reversion of the
said messuage, farm, and lands ;

And reciting that with a view to acquire
the freehold and inheritance of and in
the said messuage, farm and heredita-
ments comprised in said recited indenture
of lease by an indenture of feoffment,
then already prepared and engrossed,
and intended to bear date the day next
after the day of the date of the now
abstracting indenture, and to be made
between the said Edward Parkes of the
one part, and Thomas Chard of the other
part, and on which livery of seizin was
intended to be given and endorsed, the
said Edward Parkes did intend to grant
and enfeof into the said Thomas Chard

and his heirs the same messuage, farm, and estate comprised in and granted and demised by the said reindented indenture of lease of the 24th day of March, 1780, with the appurtenances, by the modern description of all that, &c., to hold the same unto the said Thomas Chard and his heirs, To the uses and in manner thereafter mentioned ;

And that with a view to strengthen the title to the said hereditaments and premises, the said Edward Parkes, by the same indenture of feoffment, did intend to covenant to levy a fine sur conuzance de droit come ceo, &c. with proclamations of the said messuage, hereditaments and premises ;

And that it was by the said indenture of feoffment intended to be declared that the said feoffment and fine should enure to such uses and upon such trusts as the said Edward Parkes by any deed or deeds, with or without power of revocation and new appointment, should appoint ; And in default of and until and subject to such appointment, to the use of the said Edward Parkes, his heirs and assigns for ever ;

And reciting that the said Edward Parkes was desirous that previously to the execution of the said indenture of feoffment, the said messuage, hereditaments and premises comprised in the said abstracted indenture of lease of 24th March, 1780, should be assigned to a trustee for the remainder of the said term of 999 years upon the trusts thereafter declared concerning the same :

It was by abstracting indenture witnessed, that in pursuance of said desire, and in consideration of 10s. to said Edward Parkes paid by said Charles Taylor at or before, &c., the receipt, &c., said Edward Parkes did grant, bargain, sell, and assign unto said Charles Taylor, his executors, administrators and assigns—

The said messuage, lands and hereditaments, and all other the premises comprised in and demised by the thereinbefore recited indenture of lease of 24th March, 1780, with the appurtenances and all the estate, &c.

To hold same unto said Charles Taylor, his executors, administrators and assigns, during all residue then to come of said term of 999 years,

In trust for said Edward Parkes, his executors, administrators and assigns, until said then intended indenture of feoffment should be duly executed and perfected. And immediately after the execution and perfecting of the same indenture of feoffment,

In trust for said Edward Parkes, his heirs, appointees and assigns, and from time to time to assign and dispose of the same term as he or they should direct or appoint. And in the meantime,

In trust to permit the said term to attend and wait upon the freehold and inheritance which should be acquired of the said messuage, lands, hereditaments and premises, by or by means of the said intended indenture of feoffment and fine,

and to protect the same from all mesne incumbrances (if any such there should be).

Executed by said Edward Parkes and Charles Taylor, and attested.

1830,
June 19th.

Indenture of feoffment of this date made between said Edward Parkes, of one part, Thomas Chard, of other part,

Reciting that said Edward Parkes was desirous of making a feoffment and levying a fine of the messuage and other hereditaments thereafter described, and intended to be thereby granted and enfeoffed with the appurtenances to the uses thereafter declared concerning the same,

It is by the indenture now abstracting witnessed, that in consideration of the sum of ten shillings of lawful monies, &c., by said Thomas Chard to said Edward Parkes paid at or before, &c., the receipt, &c., said Edward Parkes did give, grant, enfeoff and confirm unto said Thomas Chard and his heirs,

All that messuage, &c. (premises comprised in said abstracted lease of 24th March, 1780).

And reversion, &c.

And all estate, &c.

To hold same hereditaments and premises with their appurtenances unto said Thomas Chard and his heirs,

To the uses and upon the trusts, and with, under and subject to the power therein-after declared concerning same.

And for further assuring to the uses and in manner thereafter mentioned said messuage, lands and hereditaments thereby granted and enfeoffed or intended so to be, and for corroborating, strengthening, and confirming the title thereto, said Edward Parkes did covenant with said Thomas Chard and his heirs that said Edward Parkes would in or as of then present Trinity Term levy unto said Thomas Chard and his heirs one or more fine or fines sur conuzance de droit come ceo, &c. of said messuage, lands and premises.

Declaration that said grant and enfeoffment thereinbefore contained, and said fine, &c., should operate and enure,

To such uses and upon such trusts, &c. as said Edward Parkes should by any deed, &c., appoint, and in default of such appointment, to use of said Edward Parkes, his heirs and assigns, for ever.

Executed by said Edward Parkes and Thomas Chard, and attested.

Livery of seizin endorsed on last abstracted indenture.

Trinity Term,
11th Geo. 4th.

Chirograph indentures of fine between Thomas Chard, plaintiff, and Edward Parkes, deforçant, of—

Two messuages, two stables, two barns, two gardens, two orchards, two hundred acres of land, one hundred acres of meadow, one hundred acres of pasture, with the appurtenances, in the parish of N——.

Delivered with proclamations.

1838, Probate copy will of said Edward Parkes,
January 29th. whereby said testator gave, and devised, and
appointed—

All his freehold messuages, lands, and
hereditaments, and all his real estates,
unto his three sons, Frederick Parkes, Jeremiah
Parkes, and Rowland Parkes, their heirs and
assigns for ever, in equal shares as tenants in
common and not as joint tenants.

And testator appointed his eldest son,
Frederick Parkes, executor of his said will.

Signed by said Edward Parkes,
and attested by three witnesses.

1849, Said Edward Parkes died.
October 4th.

1849, Said will proved by said Frederick Parkes in
December 10th. Consistory Court of Bishop of .

AS TO ONE-THIRD OF JEREMIAH PARKES.

1850, Indenture between said Jeremiah Parkes, of
June 27th. first part, Charlotte Benson, of, &c., spinster,
of second part, and Thomas Thorpe, of, &c., of
third part,

Reciting said abstracted will of said
Edward Parkes,

And reciting that marriage then intended
between said Jeremiah Parkes and
Charlotte Benson,

And agreement that said one-third of said
Jeremiah Parkes should be conveyed
and settled to uses, &c. thereafter
expressed,

It was by abstracting indenture witnessed,
that in consideration of said intended marriage,

and of ten shillings paid to him by said Thomas Thorpe, said Jeremiah Parkes, with approbation of said Charlotte Benson (testified, &c.), did grant, release and confirm unto said Thomas Thorpe (in his actual possession then being, &c.) and his heirs—

All that the one undivided third part or share (the whole into three equal parts or shares being considered as divided) of him, said Jeremiah Parkes, of and in

All that messuage, tenement or farm-house, &c.

[*Set out parcels.*]

To hold same one-third part and premises unto said Thomas Thorpe and his heirs,

To uses thereafter expressed and limited (*i.e.*) to use of said Jeremiah Parkes and his heirs until solemnization of said then intended marriage; and after solemnization thereof,

To use of said Jeremiah Parkes and his assigns during his life. . . . remainder

To use of said Charlotte Benson and her assigns during her life. . . . remainder

To use of the issue of the body of said Jeremiah Parkes by said Charlotte Benson, in equal shares; and in default of such issue,

To the use of said Jeremiah Parkes, his heirs and assigns for ever.

Executed by said Jeremiah Parkes and Charlotte Benson, and attested.

1850,
June 29th.

Said marriage solemnized between said Jeremiah Parkes and Charlotte Benson at parish church of .

The issue of said marriage were—

Rupert Parkes, born 28th August, 1851.

James Parkes, born 7th September, 1853.

Francis Parkes, born 18th March, 1855.

AS TO ONE-THIRD OF ROWLAND PARKES.

1858, Probate copy will of said Rowland Parkes,
January 17th. whereby said testator gave and devised—

All his messuages, lands and freehold
estates, and shares of real estates what-
soever,

unto his brother, Jeremiah Parkes, and his chil-
dren, in equal shares.

And he appointed his brother, Jeremiah
Parkes, sole executor of his said will.

Signed by said Rowland Parkes,
and attested by two witnesses.

1859, Said Rowland Parkes died a bachelor.
May 4th.

1859, His said will proved by said Jeremiah
June 23rd. Parkes in Principal Registry of Her Majesty's
Court of Probate.

1870, Probate copy will of said Jeremiah Parkes,
April 27th. whereby testator gave and devised—

All his freehold and real estates whatsoever
and wheresoever, and all his personal
estate,

unto his wife Charlotte Parkes, her heirs, exe-
cutors, administrators, and assigns, for ever,
for her own use, and appointed her sole execu-
trix of his will.

Signed by testator,
and attested by two witnesses.

1878,
October 30th.

Said Jeremiah Parkes died.

1879,
January 4th.

His will proved by said Charlotte Parkes in
Her Majesty's Court of Probate, District Registry of

Frederick Parkes,	} are all living.
Charlotte Parkes,	
Rupert Parkes,	
James Parkes,	
Francis Parkes,	

For Abstract of Freehold lately enfranchised, see *post*,
ABSTRACT, No. 15.

No. 10.

FREEHOLD TITLE.—Abstract of the Title of
Charles Denne to Freehold Estate,
called Holly House, in the parish of
S——, in the county of Middlesex.

1834,
Nov. 7th & 8th.

Indentures of lease and appointment and
release of these dates, the latter made between
Thomas Rich, of _____, and Ann his wife, of
one part, and William Denne, of _____, of
other part,

Reciting that under and by virtue of
certain indentures of lease and release,
dated 4th and 5th March, 1820, the
release made between, &c. [*state parties*],
the hereditaments thereafter described
were (with other hereditaments) con-
veyed To such uses and upon such
trusts as said Thomas Rich and Ann his
wife should by any deed or deeds jointly

direct, limit and appoint, and in default
of such appointment To use of said Ann
Rich, her heirs and assigns,
And reciting contract for sale to said
William Denne,

It is by abstracting indenture of appointment
and release witnessed that in consideration of
£5,000 paid by said W. Denne to said Rich
and wife, the receipt, &c., said Thomas Rich
and Ann his wife (in exercise and execution of
said power, and of every other power, &c.) did
absolutely jointly direct, limit and appoint, and
did each of them also grant, release and confirm
unto said W. Denne and his heirs

All that messuage, &c., Holly House.
[*Fully describe parcels.*]

Together, &c.

To hold said premises unto and
To the use of said William Denne, his heirs
and assigns.

Covenants by said Thomas Rich for title.
Covenant to produce deeds of 1820.

Executed by said Rich and wife,
and attested.

Receipt for £5,000 endorsed,
signed and witnessed.

1834, Registered in Middlesex, Book , No. .
November 20th

1834, Deeds acknowledged by Ann Rich, under
November 24th 3 & 4 Will. 4, c. 74.

1833, Said William Denne married Laura Mason at
June 9th. parish church of B——.

1870,
March 4th. Probate copy will of said William Denne, whereby said testator charged his mansion house, called Holly House, and land situate in the parish of S——, county of Middlesex, with payment of an annuity of £200 to his wife Laura Denne during her life, and with payment of an annuity of £50 to testator's daughter Julia Denne during her life.

And subject thereto said testator devised said messuage and land unto his youngest son Charles Denne and his heirs.

Signed by said testator and attested
by two witnesses.

1875,
May 4th. Said William Denne died, leaving his wife Laura Denne and his eldest son Robert Denne and said Charles Denne and Julia Denne him surviving, who are all now living.

1875,
June 19th. Said will proved at Principal Registry of Court of Probate.

No. 11.

FREEHOLD.—Abstract of the Title of Mrs. Eleanor Crosby to Freehold Estate in parish of M——, county of D——.

1835,
November
17th and 18th. Indentures of lease and release, the latter between Robert Foster, of one part, and Isaac Crosby, of other part.

It is witnessed that in consideration of £8,000 to said Robert Foster paid by said Isaac Crosby, the receipt, &c., said Robert Foster did grant, convey and release to said Isaac

Crosby (in his actual possession, &c.) and his heirs—

All that messuage, farm, &c. [*Set out parcels fully.*]

Together with appurtenances, &c.

To hold said premises unto and

To the use of said Isaac Crosby, his heirs and assigns for ever.

Covenants by Robert Foster for title.

Executed by Robert Foster
and attested.

Receipt for £8,000 endorsed, signed
and witnessed.

1867,
Sept. 13th.

By indenture of this date made between said Isaac Crosby, of first part, Eleanor Crosby (the wife of said Isaac Crosby), of second part, Peter Adams (the father of said Eleanor Crosby), of third part, and Joseph Morton, of fourth part,

Reciting said abstracted indentures,

And reciting that said Isaac Crosby was desirous of making a provision for his wife said Eleanor Crosby and his children, and had agreed to make such conveyance and settlement of said freehold hereditaments as was thereafter contained,

And reciting that in order to induce said Isaac Crosby to make such conveyance and settlement of said premises said Peter Adams had agreed to advance and pay to said Isaac Crosby the sum of £500 on execution of abstracting indenture,

It is by abstracting indenture witnessed that for effectuating said desire of said Isaac Crosby,

C.

F

and in consideration of £500 sterling paid by said Peter Adams to said Isaac Crosby on or before execution of abstracting indenture, the receipt, &c., and also in consideration of the natural love and affection which said Isaac Crosby had and bore for his said wife and his children, said Isaac Crosby did grant, convey and confirm unto said Joseph Morton and his heirs—

All, &c. [*Fully set out the parcels.*]
Together, &c.

To hold said premises unto said Joseph Morton and his heirs,

To the uses, &c., thereafter expressed and declared (that is to say),

To such uses, upon such trusts, and to and for such intents and purposes, and with, under and subject to such powers, provisoes, directions and agreements, and in such manner and form in all respects as said Eleanor Crosby, notwithstanding her coverture, and whether covert or sole, should by any deed or deeds, writing or writings, with or without power of revocation and new appointment, to be by her signed, sealed and delivered in the presence of, and attested by, two or more credible witnesses, or by her last will or codicil, direct, limit, appoint or give or devise the same,

And in default of and in the meantime, and until such direction, limitation or appointment, gift or devise should be made, and so far as any such direction, &c. (if incomplete) should not extend,

To the use of said Joseph Morton, his heirs and assigns during the life of said Eleanor Crosby, upon trust to pay the rents and profits of said messuage, farm and premises unto, or

permit the same to be received by, said Eleanor Crosby, or otherwise to permit and suffer her to have the use and occupation of said messuage, farm and premises for her sole, separate and exclusive use and benefit, free from the debts, control and interference of said Isaac Crosby, or of any future husband, and accordingly the receipt or receipts in writing of said Eleanor Crosby for any rents and profits which should be paid to her should, notwithstanding her coverture, be effectual acquittances and discharges for the same.

Declaration that after the death of said Eleanor Crosby (and subject and without prejudice to the uses, trusts, powers and limitations thereinbefore expressed, declared or contained of and concerning said premises thereby granted and conveyed, and to any appointment or disposition to be made by said Eleanor Crosby in exercise of such powers or either of them) said hereditaments and premises should remain and be

To such uses, &c. as said Isaac Crosby should by deed or will appoint,

With limitations (after death of survivor of Isaac Crosby and Eleanor Crosby and subject to appointments, &c.),

To use of children of said Isaac Crosby as tenants in common in tail, with cross remainders in tail, with remainder

To use of said Isaac Crosby, his heirs and assigns.

Proviso and declaration that it should not be lawful for said Joseph Morton during life of said Eleanor Crosby to interfere with said Eleanor Crosby in her occupation of said pre-

mises, but that it should not only be lawful for her to occupy the same, but to let the same premises or any part thereof to a tenant or tenants, and to receive the rents thereof, and to give receipts for the same in the same manner as if she were a feme sole. And that Joseph Morton, his heirs, executors, administrators or assigns should not be answerable for any of such rents and profits or any part thereof.

Executed by all parties and attested
by two witnesses.

Receipt for £500 endorsed, signed
by Isaac Crosby and witnessed.

1868,
May 24th.

By indenture of this date made between said Isaac Crosby, of one part, and Charles Carter, of, &c., of other part,

It is witnessed that in consideration of £2,000 to said Isaac Crosby paid by said Charles Carter, the receipt, &c., said Isaac Crosby did (in exercise and execution of all powers enabling him in that behalf) direct, limit and appoint, and also grant, convey and release to said Charles Carter and his heirs and assigns,

All said messuage, farm and premises, by
a similar description as in abstracted
indentures,

Together, &c. And all estate, &c.

To hold the same unto and

To the use of said Charles Carter, his heirs
and assigns.

Proviso for redemption of said premises on
payment by said Isaac Crosby, his appointees,
heirs or assigns to said Charles Carter, his

executors, administrators or assigns of £2,000 with interest at £5 per cent. per annum on 24th November then next.

Usual mortgage covenants.

Power of sale.

Executed by said Isaac Crosby and attested by two witnesses.

Receipt for £2,000 endorsed, signed and witnessed.

1868, Adjudication in bankruptcy against said Isaac
July 20th. Crosby.—John Jones and Thomas Williams
were chosen assignees of bankrupt's estate.

1870, Said Isaac Crosby died leaving six children,
October 19th. all of whom are living.

Mrs. Eleanor Crosby has contracted with Mr. A. B. to sell the estate.

No. 12.

FREEHOLD TITLE.—Abstract of the Title to a Freehold Estate, called Elmfield, situate in the parish of D—, in the county of S—.

1840, Indentures of lease and release between James
December 18th and 19th. Bell of the one part, and Gertrude Fisher
(widow) of the other part,

Reciting that the said J. Bell was seized in fee simple of the hereditaments therein after granted and conveyed,

Reciting that the said J. Bell was then a bachelor,

Reciting the contract for sale.

It was witnessed that, in consideration of the sum of £5,000 to the said J. Bell paid by the said G. Fisher (the receipt, &c.), the said James Bell did grant, bargain, sell, remise and confirm unto the said Gertrude Fisher, her heirs and assigns—

All that piece or parcel of land known as
Elmfield, &c. [*set out parcels*],
Together, &c.
And the reversion, &c., and all the estate,
&c.

To hold the same unto the said G. Fisher, her heirs and assigns,

To the use of the said G. Fisher, her heirs and assigns for ever.

Covenants for title by said J. Bell.

Executed by said J. Bell and attested.

Receipt for £5,000 signed by said J. Bell, endorsed and witnessed.

1869,
July 15th.

Probate copy will of said Gertrude Fisher, of this date, whereby (*inter alia*) the testatrix devised her said freehold estate, called Elmfield, unto Daniel Miller and George Smith and their heirs, to the use of the said D. Miller and G. Smith, their executors, administrators and assigns, for the term of 99 years, to commence from the death of the said testatrix, upon trust during the said term or until the death of Alice Miller, whichever shall first happen, to pay the net rents and profits of the said freehold estate to the said Alice Miller for her sole and separate use, and from and after the determination of the said term of 99 years, or the death of the said Alice Miller, whichever shall first happen,

to the use of the said D. Miller and G. Smith, and their heirs, upon trust for the first and every other son of the said Alice Miller, severally and successively, according to seniority in tail male, with remainder—

Upon trust for all the daughters of said Alice Miller as tenants in common in fee simple.

And the said testatrix appointed the said D. Miller and George Smith executors of her will.

Executed by said Gertrude Fisher,
and attested by two witnesses.

1875, Said Gertrude Fisher died, and was buried
August 8th. at —.

1876, Said will was proved by the said D. Miller
January 23rd. and G. Smith, in the Principal Registry of the
Probate Division.

The said Alice Miller proposes to sell the said
estate under the Settled Land Act, 1882.

COPYHOLD.

No. 13.

COPYHOLD TITLE.—Abstract of the Title of
George Penistan, Esq., and mortgagee,
to a Copyhold Messuage and Estate,
called Elm Place, situate in the parish
of D—, and held of the manor of
D—, in the county of S—.

Manor of D—, in the }
county of S—. }

1802, At a General Court Baron, held in and for
May 18th. said manor, Jacob Penistan, of —, in the

county of S——, Esq., was admitted tenant, on the surrender of Mary Best, widow, to

All that customary messuage or tenement, and all those 40 acres of land customary and heritable, called Elm Place, held of said manor by copy of Court Roll, and situate at ———, in the parish of D——, and within said manor,

To hold same to said Jacob Penistan, his heirs and assigns, for ever, at the will of the lord, according to the custom of said manor, by the yearly rent of 7*s.* 4*d.*, suit of court customs, and services therefor due, and of right accustomed, and he gave to the lord for a fine as appears in the margin, and his fealty was respited.

1802,
May 18th.

Same Court. Said Jacob Penistan surrendered all his copyhold messuages, lands and tenements holden of said manor,

To the use of his last will and testament.

1830,
October 9th.

Probate copy will of said Jacob Penistan, whereby (*inter alia*) said testator devised

This copyhold messuage and estate, called Elm Place, then in his own occupation, situate in the manor and parish of D——, in the county of S——, and all his personal estate and effects,

To his wife Judith Penistan during her life; and after her death

To testator's daughter, Maria Penistan, her heirs, executors, administrators and assigns.

And said testator further devised and directed that in case his said daughter Maria Penistan

should die in the lifetime of testator's said wife Judith, then the property thereby devised and given to his said daughter Maria should be sold by his executors, and that the money arising from the sale thereof should be equally divided between the children of testator's deceased son Robert Penistan, or the survivors or survivor of them.

And said testator appointed his brothers William Penistan and Edward Penistan executors of his said will.

N.B.—This will is not attested by any witness.

1842,
March 4th. Said Jacob Penistan died, leaving his wife Judith and his daughter Maria Penistan both living.

1842,
June 13th. Said will proved by said executors in Consistory Court of Bishop of L——.

1842,
Sept. 19th. At a General Court Baron held in and for said manor of D——,

At this Court the homage presented

That said Jacob Penistan, late a customary tenant of said manor, who held to him and his heirs of the lord of the said manor

All that customary messuage or tenement,
and 40 acres of land customary, called
Elm Place, situate in quarter within
said manor,

died on 4th March, 1842, seized of said copyhold premises,

And setting out said will of said Jacob Penistan.

And the homage further presented that said Judith Penistan, the widow of said testator, died on 30th August then last, leaving said Maria Penistan (testator's daughter) surviving.

At this Court came said Maria Penistan by William Jones, her attorney, and prayed to be admitted tenant of the lord to the said copyhold premises so devised to her as aforesaid, to whom the lord of said manor by said steward delivered seizin thereof by the rod, to hold said premises unto said Maria Penistan, her heirs and assigns, of the lord, according to the tenor of said will, and according to the custom of said manor, at the yearly rent, customs, and services therefore due and of right accustomed.

And she gave to the lord for a fine as much as appears in the margin, and was therefore admitted tenant in form aforesaid, and her fealty was respited.

1860,
October 27th.

By indenture of this date made between said Maria Penistan of one part, and Robert Inwood, of _____, Esq., of other part,

Reciting (*inter alia*) said last abstracted admission, and reciting agreement for loan of £2,000 by said Robert Inwood to said Maria Penistan,

It is witnessed, that in consideration of £2,000 by said Robert Inwood paid to said Maria Penistan (the receipt, &c.), said Maria Penistan did grant and convey to said Robert Inwood and his heirs

Certain freehold hereditaments in abstracting indenture described;

To hold same unto and to the use of said Robert Inwood, his heirs and assigns, for ever,
Subject to a proviso in abstracting indenture contained for redemption and reconveyance of said premises on payment by said Maria Penistan, her heirs, executors, administrators, or assigns, to said

Robert Inwood, his executors, administrators, or assigns, of £2,000, and interest at £5 per centum per annum, on 27th October, 1861.

Usual mortgage covenant for payment of principal and interest.

And it was by abstracting indenture further witnessed that for consideration aforesaid, said Maria Penistan did covenant with said Robert Inwood that said M. Penistan or her heirs, and all other necessary parties, would at her or their costs at or before next General Court to be holden in and for said manor of D—, surrender into the hands of lord of said manor, to the use of said Robert Inwood, his heirs and assigns,

All said copyhold or customary messuage, lands, and hereditaments to which said Maria Penistan was admitted tenant at said court, held on 19th September, 1842, as aforesaid.

And all houses, commons, &c.

To hold said copyhold premises unto said Robert Inwood and his heirs at the will of the lord, according to custom of said manor, by the rents, &c.

Subject to a proviso for redemption of said premises similar to proviso thereinbefore contained for redemption of said freehold premises.

Usual mortgage covenants for title.

Power of sale.

Executed by said Maria Penistan, and attested.

Receipt for £2,000 endorsed, signed by said Maria Penistan, and witnessed.

ments, called Elm Place, parcel and held of the said manor of D—, by copy of Court Roll, and all other the copyhold hereditaments to which the said Maria Penistan was admitted tenant at a General Court held in and for said manor on the 19th day of September, 1842, with the rights, members and appurtenances to said copyhold premises belonging or appertaining, and all the estate, right, title, interest, inheritance, use, trust, property, claim, and demand whatsoever, both at law and in equity, of the said Maria Penistan, into and out of the said copyhold or customary hereditaments and premises and every part thereof,

To the use of the said Robert Inwood, his heirs and assigns, for ever, to be held of the lord according to the custom of the said manor, by the rents, fines, and services therefore due, and of right accustomed;

Subject to this proviso or condition, that if the said Maria Penistan, her heirs, executors, administrators, or assigns, do and shall, on the 27th day of October next, pay or cause to be paid to the said Robert Inwood, his executors, administrators, or assigns, the said principal sum of £2,000 (now remaining due on the security of the said indenture of mortgage of the 27th day of October, 1860), and all interest then due for the same, then this surrender is to be void and of no effect, otherwise the same shall remain in full force and virtue.

(Signed) Maria Penistan.

78 ABSTRACT No. 13.—COPYHOLD.

This surrender was taken and accepted the
day and year first above written, by me,

A—— B——,

Deputy-steward of the said Manor
for this turn only.

1879,
March 27th.

Said Maria Penistan died intestate, leaving
George Penistan, her youngest brother and heir
according to the custom of said manor.

By the custom of the manor, the descent is
to the youngest son or youngest brother of the
tenant dying seized.

No. 14.

COPYHOLD TITLE.—Abstract of the Title of
Mr. Thomas Denton and Mrs. Joanna
Denton to a Copyhold or customary mes-
suage and Farm called Mertons, situate
in the manor and parish of T——, in the
county of N——.

Manor of T——, }
county of N——.)

1810,
November 7th.

At a General Court then held for said manor,
the homage presented that on the 4th day of
August then last, Thomas Thorpe and Martha
his wife (she, the said Martha, being first solely
and secretly examined by the steward of said
manor, apart from her said husband, and thereby
concealing) did surrender into the hands of the
lord of the manor by the rod, by the hands and

acceptance of said steward, according to the custom of said manor,

All that customary tenement and 90 acres of land &c. [*set out parcels fully*],

To the use of Charles Denton, of , gentleman, his heirs and assigns, for ever; whereupon came said Charles Denton and humbly prayed to be admitted tenant to said premises.

To whom the lord granted seizin thereof by the rod. To hold same, with the appurtenances, unto said Charles Denton, his heirs and assigns, for ever, by the rod, at the will of the lord according to the custom of said manor, &c., and he gave to the lord of said manor for a fine as appears in margin, and so was thereof admitted tenant.

And his fealty was respited.

Same Court.

Said Charles Denton surrendered—

All his messuages, lands, and tenements holden of said manor,

To the use of his will.

1830,
May 4th.

Probate copy will of said Charles Denton of this date.

Whereby testator devised and gave

All his freehold and copyhold and real and personal estate whatsoever,

Unto his wife Sarah Denton during her life, and after her death,

Unto testator's second son Jeremiah Denton, his heirs and assigns, for ever.

Signed by said Charles Denton, and attested by one witness only.

1832,
October 17th.

Said Charles Denton died.

1832,
December 3rd. Said will proved by Sarah Denton (the executrix therein named), in the Consistory Court of the Bishop of L——.

1833,
February 27th. At a General Court then held for said manor, after presenting the death of said Charles Denton seized of (amongst other hereditaments)

Said messuage and land called Mertons, before described, to which said Charles Denton was admitted at a court held on 7th November, 1810,

And also presenting and setting out said will of said Charles Denton,

The said Sarah Denton prayed the lord to be admitted tenant

To said messuage and lands called Mertons, whereof said Charles Denton died seized.

To whom the lord by his steward granted seizin thereof by the rod,

To hold same unto said Sarah Denton during her life; and after her death to said Jeremiah Denton, his heirs and assigns, for ever, according to custom of said manor.

And she was admitted tenant accordingly.

1840,
August 9th. Said Sarah Denton died.

1845,
March 25th. By conditional surrender of this date said Jeremiah Denton, in consideration of £1,000 to him paid by Richard Marton, of, &c., did out of court surrender into the hands of the lord of said manor by the rod, according to custom of said manor,

All before-described copyhold messuage and lands, called Mertons.

Together, &c., and reversion, &c., and all estate, &c.

To the use of said Richard Marton, his heirs and assigns, for ever.

Proviso for making said surrender void on payment by said Jeremiah Denton, his heirs, executors, administrators, or assigns, to said Richard Marton, his executors, administrators, or assigns, of £1,000, with interest after the rate of £5 per centum per annum, on 25th September then next.

Signed by said Jeremiah Denton.

Receipt for £1,000 endorsed, signed, and witnessed.

Enrolled on court roll of said manor on 3rd September, 1845.

1856,
May 3rd.

Probate copy will of said Jeremiah Denton of this date.

Testator charged his messuage or tenement and lands, called Mertons, copyhold held of manor of T—, and all other his real estates, with the payment to his daughter Maria Denton of an annuity of £200 during her life, with powers of distress and entry for recovery of same annuity.

Subject to said annuity, said testator gave and devised all his said copyhold and real estates to his two sons, Thomas Denton and Robert Denton, their heirs and assigns, for ever, in equal shares as tenants in common, subject to said mortgage to said Richard Marton for securing £1,000 and interest.

And said testator appointed his said two sons executors of his said will.

Signed by said Jeremiah Denton,
and attested by two witnesses.

Manor of T——, }
county of N——.

1857,
August 17th.

By an authority in writing, said Richard Marton acknowledged to have received from said Jeremiah Denton the sum of £1,000 and interest due thereon, secured to be paid to said Richard Marton by virtue of a certain conditional surrender dated the 25th of March, 1845, made by said Jeremiah Denton (and enrolled on court rolls of the said manor on 3rd September, 1845) of the messuage and lands called Mertons, comprised in such conditional surrender. And said Richard Marton thereby authorized and empowered the steward of the court of said manor for the time being to enter satisfaction on the court rolls of said manor for payment of said sum of £1,000 and all interest due and owing in respect thereof, by virtue of said conditional surrender.

Signed by said Richard Marton.

1860,
April 23rd.

Probate copy will of said Robert Denton,

Whereby testator gave and devised to his wife Joanna Denton the whole of his estate and effects of whatsoever description which he might be possessed of or entitled to at the time of his decease.

And the testator thereby appointed Arthur Denton, his cousin, sole executor of his said will.

Signed by said Robert Denton, and
attested by two witnesses.

1870,
November 4th. Said Robert Denton died (in the lifetime of his father, said Jeremiah Denton), leaving his wife, said Joanna Denton, and four children, him surviving.

1871,
January 28th. Letters of administration of the personal estate of said Robert Denton (with will annexed) granted to said Joanna Denton by Her Majesty's Court of Probate (District Registry of), said Arthur Denton, the executor named in said will, having died in testator's lifetime.

1876,
February 2nd. Said Jeremiah Denton died.

1876,
April 14th. Said will of said Jeremiah Denton proved by said Thomas Denton (District Registry of), of Probate Division.

Manor of T——, }
county of N——. }

1876,
September 28th. At a General Court then held for said manor, Reciting that at a court held on 27th February, 1833, Sarah Denton, as the devisee for life named in the will of her husband Charles Denton, was admitted tenant for her life, with remainder to the use of her son Jeremiah Denton, his heirs and assigns, to All that customary tenement and 90 acres of land called Mertons, &c. [*same description as in abstracted admission of 7th November, 1810*], And presenting death of said Sarah Denton on 9th August, 1840, And also presenting and setting out said abstracted will of Jeremiah Denton and his death,

And also presenting and setting out said abstracted will of said Robert Denton and his death,

It was set out that on 26th September, 1876, said Thomas Denton and Joanna Denton came before A. B., gentleman, deputy-steward of the courts of this manor, and pursuant to the provisions contained in an act of parliament passed in the 4th and 5th years of the reign of her present Majesty Queen Victoria, humbly prayed to be admitted tenants to

All that the said copyhold tenement and 90 acres of land called Mertons, &c., to which said Jeremiah Denton was admitted tenant as aforesaid, and which was so devised to said Thomas Denton and Robert Denton by said abstracted will of said Jeremiah Denton, deceased, as aforesaid.

To which said Thomas Denton and Joanna Denton the lord of said manor, by his said deputy-steward, did by virtue of said act out of court grant and deliver seizin of said premises by the rod,

To hold said customary tenement and premises, with the appurtenances, unto said Thomas Denton and Joanna Denton, their heirs and assigns, as tenants in common (subject as in said will of said Jeremiah Denton is mentioned) of the lord, according to the custom of said manor, by copy of court roll, &c.; and they gave to the lord for a fine for such their estate and entry on premises as appears in the margin. And said Thomas Denton and Joanna Denton were admitted tenants of the premises aforesaid, in form aforesaid, &c.

'884,
' 23rd.

Said Maria Denton, the annuitant, died.

No. 15.

COPYHOLD.—Entail — Entail barred — Enfranchisement—Freehold.

Abstract of the Title of Caleb Morton, Esq.,
to a Freehold estate (late Customary),
called Brandon Place, situate in the
manor and parish of B——, in the county
of S——.

Manor of B——, in the }
county of S——.

1820,
June 17th.

At a General Court Baron, then held for
said manor, the homage presented that on the
29th day of March then last, Robert Drake, Esq.,
did surrender into the hands of the lady of the
said manor by the rod, by the hands and accept-
ance of John White, Esq., steward, according
to the custom of said manor,

All that customary messuage, tenement or
mansion-house, called Brandon Place, &c.
[*set out the parcels fully*].

To use of Sir Hubert Raymond, of _____, in
the county of _____, Baronet, his heirs and assigns
for ever,

Whereupon came said Sir Hubert Raymond
and prayed to be admitted tenant to said pre-
mises,

To whom the lady of said manor granted
seizin thereof by the rod,

To hold same with the appurtenances unto
said Sir Hubert Raymond, his heirs and
assigns, for ever, by the rod at the will
of the lady of said manor, according to
the custom of said manor, &c.

- 1820,
June 17th. Same Court. Said Sir Hubert Raymond, surrendered all his messuages, lands and tene-ments holden of said manor,
To the use of his will.
- 1840,
November 3rd. Probate copy will of said Sir Hubert Ray-mond, whereby, after directing all his debts and funeral and testamentary expenses to be paid by his executor out of his personal estate, said tes-tator gave and devised
All his freehold and all his copyhold or cus-tomary mansion-houses, messuages, tene-ments, lands and hereditaments, situate or arising in the parish and manor of B , in the county of S ,
To the use of his (testator's) son, Roland Raymond, and his assigns, during his life, and after his decease
To the use of the first son of the body of said testator's son, Roland Raymond, and the heirs male of the body of such first son law-fully issuing, with divers remainders over as in said will expressed.
Signed by said testator, and attested by three witnesses.
- 1842,
May 31st. Said Sir Hubert Raymond died.
- 1842,
July 9th. Said will proved by said Sir Roland Ray-mond in Prerogative Court of Archbishop of York.
- 1842,
September 3rd. At a Special Court held in and for said manor, the homage presented the death of said Sir Hubert Raymond, a customary tenant of said manor, and his said abstracted will, and that Sir Roland Raymond (the son of said Sir

Hubert Raymond) prayed to be admitted tenant during his life to

All said copyhold or customary messuages, lands and hereditaments holden by said testator of said manor ;

To which said Sir Roland Raymond, the lady of said manor granted seizin thereof by the rod, To hold same to said Sir Roland Raymond during his life, according to tenor of said will, subject to yearly rent of 80s., fealty, suit of court, &c.

And he gave to the lady for a fine, &c. and was admitted tenant accordingly.

Manor of }
B——. }

1856,
April 24th,

The Special Court Baron and Customary Court of Samuel Wilson, Esq., lord of said manor, holden in and for said manor on the 24th day of April, 1856, before Robert Moore, steward there.

At this Court the homage presented and found that Henry Charles Raymond, Esq., the eldest son and heir apparent of Sir Roland Raymond, of , in the county of , Baronet, appeared and prayed to be admitted to a customary estate in tail male expectant on the decease of said Sir Roland Raymond, under and by virtue of the limitations contained in the will of Sir Hubert Raymond, late of , Baronet, bearing date the 3rd day of November, 1840, to

All that customary messuage, &c. [*Same description of parcels as in abstracted surrender and admission of 17th June, 1820.*]

To which said hereditaments said Sir Roland Raymond was admitted for his life by virtue of said will at said Court held for said manor on 3rd September, 1842.

To which said Henry Charles Raymond, the lord of said manor, by his steward, granted seizin thereof by the rod,

To hold the said messuage, lands and premises, with the appurtenances, unto said Henry Charles Raymond, and the heirs male of his body, in remainder, and to take effect in possession on the decease of said Sir Roland Raymond, to be holden of the lord by copy of court roll at the will of the lord according to the custom of said manor, by fealty, suit of court, and the ancient annual rent or rents and other duties and services therefor due and of right accustomed, and so (saving the rights of the lord) the said Henry Charles Raymond was admitted tenant thereof in manner and form aforesaid. But the said Henry Charles Raymond paid no fine on such his admission, the same having been granted for the further assurance of title, and his fealty was respited.

And afterwards, at the same court, came said Henry Charles Raymond, and also said Sir Roland Raymond, and said Henry Charles Raymond, for the purpose of barring and extinguishing the estate in tail male in remainder of and in said hereditaments and premises to which he was so entitled as aforesaid, and all remainders and reversions, estates, rights and interests expectant thereupon, or in defeazance thereof, and of vesting the same premises in him said Henry Charles Raymond and his heirs absolutely in remainder, expectant on the de-

cease of said Sir Roland Raymond, and with the consent of said Sir Roland Raymond, signified openly in court immediately previous to the acceptance of the now abstracting surrender (in compliance with the direction in that behalf contained in an Act of Parliament passed in the third and fourth years of the reign of his late Majesty King William IV., for the abolition of fines and recoveries, and for the substitution of more simple modes of assurance), did in open Court surrender into the hands of the lord of said manor, by the hands and acceptance of said steward by the rod, according to the custom of said manor,

All and singular the said customary mesuage, lands, hereditaments and premises thereinbefore described, and to which the said Henry Charles Raymond had been admitted tenant in remainder as aforesaid, with the appurtenances to same premises belonging or appertaining,

And all remainders, reversions, rents, issues and profits thereof,

And all the estate, right, title, benefit, power, claim and demand whatsoever of said Henry Charles Raymond in, to or out of the premises and every part thereof,

To the use of him said Henry Charles Raymond, his heirs and assigns for ever as aforesaid, according to the custom of said manor, freed and acquitted from the estate in tail male of said Henry Charles Raymond, and all remainders and reversions expectant thereon, or in defeazance thereof.

To which said Henry Charles Raymond upon his prayer, the lord of said manor, by said steward, granted seizin of said hereditaments and premises by the rod,

To have and to hold all and singular the said hereditaments and premises, with their appurtenances, unto said Henry Charles Raymond and his heirs in remainder, and to take effect in possession on the decease of said Sir Roland Raymond,

To be holden of the lord by copy of court roll at the will of the lord according to the custom of the said manor, by fealty, suit of court, and the ancient annual rent or rents and other duties and services therefor due and of right accustomed,

And so (saving the right of the lord) the said Henry Charles Raymond was admitted tenant thereof in manner and form last aforesaid, and paid to the lord on such his admittance a fine as in margin, and his fealty is respited.

1858, Said Sir Roland Raymond died.
August 9th.

1858, At a General Court Baron held in and for
October 27th. said manor, came said Sir Henry Charles Raymond, Baronet, and in consideration of £5,000 to him paid by Alfred Rochfield, Esquire, did surrender into the hands of the lord of said manor by the rod and by the hands and acceptance of the steward—

All the before-described copyhold or customary messuage, tenements, lands and hereditaments by a similar description as in last abstracted surrender,

To the use of said Alfred Rochfield, his heirs and assigns for ever, according to custom of said manor.

And said Sir Henry Charles Raymond delivered to the steward there a note in writing signed by him, certifying that said surrender was upon an absolute sale of said customary hereditaments so surrendered for the sum of £5,000.

1858,
October 27th. And at same Court came said Alfred Rochfield and prayed to be admitted tenant to said customary hereditaments,

To which said Alfred Rochfield, the lord of said manor, granted seizin of said customary messuage, lands and hereditaments,

To hold same unto said Alfred Rochfield, his heirs and assigns for ever, by copy of court roll at the will of the lord of said manor and according to custom of said manor, by fealty, suit of court, and the ancient annual rent and other duties and services therefor due and of right accustomed.

Fine £ . And so (saving the right of the lord) said Alfred Rochfield was admitted tenant thereof in manner and form aforesaid, and paid to the lord on such admittance a fine as in margin, and his fealty was respited.

1859,
January 29th. Deed poll under the hands and official seal of the Copyhold Commissioners.

Reciting that Samuel Wilson, of, &c., Esquire, was lord of the manor of B—, in the county of S—;

And reciting said abstracted admission of said Alfred Rochfield;

And reciting that said Alfred Rochfield had required the enfranchisement of the said lands, having tendered such price as would have been payable in the event of an admittance thereto subsequent to the 1st July, 1853, and also two-thirds of such sum as the steward would have been entitled to for fees in respect of such admittance;

And reciting that said Samuel Wilson (the lord of said manor) had consented in writing to the enfranchisement extending to the rights reserved by the Copyhold Act, 1852, section 48;

And reciting that the amount to be paid for such enfranchisement had been ascertained, under the provisions of the Copyhold Acts, to be the sum of £509;

And reciting that the sum of £509 had been duly paid by said Alfred Rochfield to said Samuel Wilson, and that the receipt for such sum had been produced to said Commissioners;

And reciting that all other acts and matters required by said Acts and necessary for the confirmation of now-abtracting award of enfranchisement had been duly done and performed,

The Copyhold Commissioners, in pursuance of the powers vested in them by the Copyhold Acts, did by the now-abtracting award of enfranchisement enfranchise unto said Alfred Rochfield, his heirs and assigns,

All the lands and hereditaments to which said Alfred Rochfield was so admitted

tenant as aforesaid, and which were described in the schedules thereto, with their appurtenances,
Together with all the rights reserved by the Copyhold Act, 1852, section 48,

To hold said lands and hereditaments unto and to use of said Alfred Rochfield, his heirs and assigns, as freehold thenceforth and for ever, discharged from all fines, heriots, reliefs, quit rents and all other incidents whatsoever of copyhold or customary tenure.

The Schedule, &c.

Signed by two Commissioners and
official seal affixed.

1859, Receipt for £509, signed by said Samuel
January 29th. Wilson, annexed. .

1877, By indenture of this date made between said
June 24th. Alfred Rochfield, of first part, Caleb Morton,
of , Esq., of second part, and Robert
Cheston, of, &c. of third part,

It is witnessed that in consideration of sum of £5,700 to said Alfred Rochfield paid by said Caleb Morton at or before, &c., the receipt, &c., said Alfred Rochfield did grant and convey to said Caleb Morton and his heirs,

All said messuage, lands, tenements and hereditaments before described by a similar description as in said abstracted award of enfranchisement,

To hold same unto said Caleb Morton and his heirs, to uses following (that is to say):—

To use of said Robert Cheston and his exe-

cutors and administrators during the life
of said Caleb Morton,
In trust for said Caleb Morton and his
assigns during his life, and from and
after decease of said Caleb Morton,
To use of the heirs and assigns of said
Caleb Morton for ever.

Covenants by said Alfred Rochfield—
That he was lawfully seized,
Had power to convey,
For peaceable possession, and
For further assurance.

Executed by said Alfred Rochfield,
and attested.

Receipt for £5,700 endorsed, signed
by said Alfred Rochfield, and
witnessed.

No. 16.

COPYHOLD.—Equitable estate tail barred. Power
to Executors to sell.

Abstract of the Title of Mr. Robert Jason
and another, as trustees and executors of
the will of Mr. James Hadley, to two
Copyhold messuages and twenty-four
acres of customary land, situate at _____,
in the parish of A——, in the county of
B——, held of the manor of D——.

Manor of D——, }
in the county of B——. }

1812, At a Court held this day, the Homage, upon
September 7th. their oaths, presented the death of Richard

Phillips, late a customary tenant of the manor, and that he, by Roll of Court held the 23rd of October, 1802, was seized to him and his heirs of

Two copyhold or customary messuages or tenements, with their appurtenances, and six closes or parcels of customary land adjoining thereto, containing altogether, by estimation, twenty-four acres, situate, lying, and being near the Hall of A——, in the parish of A——, within the said manor, formerly the estate of John Brooks, Esq., and held of the said manor by the annual rent of four shillings.

And that Christopher Phillips, of , gentleman, was the only brother and customary heir of said Richard Phillips, deceased; whereupon said Christopher Phillips appeared in person and craved to be admitted tenant of said hereditaments. And the lord, by his steward, granted and delivered seizin to him by the rod of same premises,

To hold same premises unto said Christopher Phillips, his heirs and assigns, for ever, at the will of the lord, according to custom, &c.

1834,
May 27th.

Surrender by said Christopher Phillips and Martha, his wife, of

All said premises,

And reversion, &c., and all estate, &c.

To use of Jonathan Parker, of , and his heirs and assigns for ever.

Upon condition that if said Christopher Phillips, his heirs, executors, administrators, or assigns, should pay to said Jonathan Parker,

his executors, administrators or assigns, the sum of £500, with lawful interest for same, on or before the 27th May, 1835, the said surrender to be void, or else to remain in full force and virtue.

1842,
January 9th.

Presentment by Homage of an instrument, endorsed upon last abstracted conditional surrender authorizing steward of said manor to enter satisfaction acknowledged upon court rolls of same manor of said principal sum of £500, and all interest, which instrument was under the hand of Mary Parker (therein described as the daughter and executrix of will of said Jonathan Parker), and dated 8th January, 1842.

1850,
Nov. 24th.

Presentment of surrender, dated 6th October, 1850, by said Christopher Phillips, of
All his copyhold or customary messuages, lands, and hereditaments, held of said manor,
To use of his will.

1853,
March 14th.

Probate copy will of said Christopher Phillips, whereby (*inter alia*) said testator gave and devised

All his copyhold messuages, lands, and property, held of said manor of D—, in said county of B—, unto and to use of his friend, Benjamin Travis, of , his heirs and assigns, for ever, upon following trusts (that is to say):—

In trust for Martha Phillips (the wife of said testator) and her assigns during her life
remainder

In trust for the testator's three children, Peter Phillips, Charles Phillips, and Ada Phillips, and the heirs of their respective bodies lawfully issuing, with cross remainders between or among them remainder

In trust for Edward Phillips (the brother of said testator) and the heirs of his body lawfully issuing remainder

In trust for testator's right heirs.

Signed by said Christopher Phillips,
and attested by two witnesses.

1856, Said Christopher Phillips died.
February 4th.

1856, Said will proved by said Martha Phillips (the
April 23rd. executrix) in Consistory Court of Bishop of
L——.

1857, Said Ada Phillips died an infant, aged nine-
June 19th. teen, and unmarried.

1856, Admission of said Benjamin Travis.
July 1st.

At a Court held this day, the Homage presented that at a General Court, held 23rd April, 1856, the Homage presented that said Christopher Phillips, late a customary tenant of said manor, who, whilst he lived, held by copy of court roll by the yearly rent of 4s.

All, &c. [*Parcels, as in admission of 1812.*]

To which he was admitted at a Court held 7th September, 1812, had, since the last Court, died thereof seized. But who was entitled to said premises the Homage knew not.

Whereupon, at that and the following Court, proclamations were made for the customary heir of said Christopher Phillips, or other per-
c. H

son or persons entitled to said premises, to come into Court and be admitted tenant or tenants thereof, or else the same would be seized into the hands of the lord of the manor for want of a tenant; but no one came.

Presentment by the Homage of the will of said testator, Christopher Phillips, dated 14th March, 1853, whereby he gave and devised to said Benjamin Travis and his heirs,

All his (testator's) customary estates, held of said manor,

To hold to said Benjamin Travis and his heirs upon certain trusts in said will expressed.

Which said will was duly proved in Consistory Court of the Bishop of L——, on the 23rd day of April, 1856.

And the said Benjamin Travis having appeared and craved admission and seizin of said premises, the same was granted and delivered to him by the lord of said manor, by the hands of the steward, by the rod.

To hold such copyhold premises, with appurtenances, to said Benjamin Travis, his heirs and assigns, for ever, pursuant to and upon the trusts thereof declared by said will of said Christopher Phillips.

At the will, &c., according to the custom, &c., at a quit rent of 4s.

And by suit and service.

Signed by steward.

1858, Said Charles Phillips died an infant, aged
October 19th. fifteen years, and unmarried.

DISENTAIL.

1858, Indenture of this date made between said
3rd. Peter Phillips, of first part, said Martha Phillips

(widow), of second part, and John Brand, of
 , of third part,
 Reciting said abstracted admission of 7th
 September, 1812,
 And reciting said will of said Christopher
 Phillips, and his death and proof of will,
 And reciting said abstracted admission of
 1st July, 1856,
 And reciting deaths of said Ada Phillips
 and Charles Phillips, both intestate,
 infants and unmarried,
 And reciting that said Peter Phillips,
 with the consent and concurrence of
 said Martha Phillips (as protector of
 the settlement created by said recited
 will of said Christopher Phillips), was
 desirous of barring his equitable estate
 tail, created by said will, in the said
 copyhold hereditaments, and all rever-
 sions and remainders expectant or de-
 pendent thereupon, and all estates,
 rights, powers and interests to take
 effect after the determination or in de-
 feasance thereof, and to acquire the fee
 of said copyhold premises, according to
 custom of said manor (subject to life
 interest of said Martha Phillips therein),

It is by abstracting indenture witnessed that,
for effectuating said desire, said Peter Phillips,
with the consent and concurrence of said Martha
Phillips (testified by her execution of abstracting
indenture), did grant and convey to said John
Brand and his heirs—

All and singular said copyhold or customary
messuages, closes, pieces or parcels of
land, and hereditaments devised by said
will of said Christopher Phillips, and to

which he was admitted tenant at the said Court, held on the said 7th day of September, 1812, as aforesaid, with the appurtenances,
And all estate, &c.

To hold same premises (subject and without prejudice to life estate of said Martha Phillips therein) unto said John Brand and his heirs,

To use of said Peter Phillips, his heirs and assigns, for ever, to be held by copy of court roll, according to custom of said manor (freed and discharged from said equitable estate tail in remainder of said Peter Phillips, and from all reversions and remainders, expectant or dependent thereupon, and all estates, rights, interests and powers to take effect after the determination or in defeasance of such estate tail).

Executed by all said parties
and attested.

1878, Said Martha Phillips died.
March 27th.

1878, Admission of James Hadley, of , upon
August 15th. the surrender of said Benjamin Travis and Peter Phillips, and Elizabeth his wife (she being examined apart, &c.), in consideration of £2,400, as tenant to

All those the said copyhold or customary messuages and lands hereinbefore described, formerly the estate of Richard Phillips (by similar description as before), to all which premises said Benjamin Travis was admitted tenant at said Court held on 1st July, 1856,

To hold said premises, with the appurtenances,

unto said James Hadley, his heirs and assigns, for ever, according to custom of said manor, at rent, &c.

Signed by steward.

1879,
Nov. 27th.

Probate copy will of said James Hadley, whereby, after directing payment of his just debts and funeral and testamentary expenses by his executors thereafter named, he appointed Robert Jason, of , and Samuel Ring, executors and trustees of his will.

Said testator authorized and empowered the said Robert Jason and Samuel Ring, or the survivor of them, or the executors or administrators of such survivor, as soon as conveniently might be after testator's death, to sell and dispose of all his copyhold or customary estates and hereditaments, situate in and held of the manor of D——, in the county of B——, either together or in lots, and either by public auction or private contract, and subject to such restrictive conditions as they or he should think proper. And the said testator willed that the nett moneys to be raised by sale of the said premises should be taken as part of and go along with the residue of his personal estate, according as the same was thereafter disposed of.

And the said testator willed that the receipt or receipts in writing of said Robert Jason and Samuel Ring, or the survivor of them, or the executors or administrators of such survivor, should from time to time be a sufficient discharge to the purchaser or purchasers of said copyhold premises, who should not be answerable for or chargeable with any non-application or misapplication of such moneys, or any part

thereof, or be concerned to make any inquiry as to the propriety of such sale or sales.

Signed by said James Hadley,
and attested by two witnesses.

1880, Said James Hadley died.
April 17th.

1880, Will of said James Hadley proved by said
May 8rd. Robert Jason and Samuel Ring in Principal
Registry of Probate Division.

The trustees and executors of the will of Mr. James Hadley have agreed to sell the copyhold estate, comprised in admission of 1812, to Mr. N——.

LEASEHOLD.

No. 17.

LEASEHOLD FOR YEARS.—Abstract of the Title of the administratrix of Mr. Charles Seton, and his mortgagee, to two Leasehold houses and gardens, being Nos. 1 and 2, Victoria Terrace, Watford Road, in the parish of St. in the county of Middlesex.

1850, By indenture of lease of this date, made
April 3rd. between William Thompson, of in the
county of , Esquire, of the one part,
and Samuel Allen, of , in the county
of , of the other part,

It is witnessed that, in consideration of the expense incurred and sustained by said Samuel Allen in building the messuages and buildings thereby demised, and in consideration of the rents and covenants thereafter reserved and

contained, said William Thompson did demise and lease to said Samuel Allen—

All that piece of land or ground situate on the west side of Watford Road, in the parish of St. , in the county of Middlesex, containing the several dimensions, and abutting as is shown in the plan drawn in margin of abstracting indenture, together with the two several messuages or tenements thereon erected and built fronting said road, and then known as Nos. 1 and 2, Victoria Terrace, Watford Road, aforesaid,

To hold unto said Samuel Allen, his executors, administrators, and assigns, from 24th March then last for the term of 99 years,

Yielding and paying unto said William Thompson, his heirs and assigns, for each of said messuages and the site thereof, and the garden and appurtenances thereto, the yearly rent of £10, payable quarterly on the usual quarterly days, clear of all deductions (except for landlord's property tax).

Covenants by said Samuel Allen :

To pay said rents.

To pay sewers rate and all taxes and rates.

To finish each messuage fit for habitation, and to expend thereon in the whole £800 at least on each messuage.

To repair, insure, &c., within 3 calendar months after the execution of any assignment or underlease of either of said messuages for any term longer than 21 years, to give notice in writing to lessor or his solicitor or agent, and to pay with such notice a fee of 10s. 6d. for registering same.

Proviso for re-entry on non-payment of rent or breach of covenants.

Declaration and agreement that no default in payment of rent reserved for or in the performance of any of the covenants in conditions and agreements applicable to only one of said two several messuages or tenements and the appurtenances thereto belonging should be or occasion a forfeiture of the other of said messuages or tenements and the appurtenances thereto belonging. It being expressly intended and agreed by parties to the now-abstracting indenture, that each of the said messuages and the tenant or tenants thereof for time being should be liable only to the payment of the rent reserved for each such messuage and premises, and the observance and performance of the covenants, conditions, and agreements which related to and were to be observed and performed in respect of the same messuage and premises.

Executed by both parties and
attested.

Registered in Middlesex, 30th April, 1850,
Book , No. .

1864,
March 8th.

Said Samuel Allen died intestate.

1864,
April 17th.

Letters of administration of the goods, chattels, and personal estate of said Samuel Allen were granted to Thomas Allen, his father and only next of kin, out of the Principal Registry of the Court of Probate.

1874,
May 3rd.

By indenture of this date made between said Thomas Allen of one part, and Walter Jones, of , of other part,

After reciting said abstracted lease, the death of said Samuel Allen intestate, and said letters of administration,

It is witnessed that in consideration of £1,500 to said Thomas Allen (as such administrator as aforesaid) paid by said Walter Jones, the receipt, &c., said Thomas Allen (as such administrator as aforesaid) did grant, assign, and confirm to said Walter Jones—

All said piece of ground and said two messuages or tenements, and all other the premises comprised in and demised by said lease, with the appurtenances, and all estate, &c.,

To hold same premises to said Walter Jones, his executors, administrators, and assigns, during all then residue of said term of 99 years created by said lease,

At and subject to payment of rents and performance of covenants reserved and contained by and in said abstracted indenture of lease.

Covenant by said Thomas Allen that he had not incumbered; covenant by said Walter Jones for payment of rent and performance of covenants.

Executed by both parties and attested.

Receipt for £1,500 endorsed, signed by Thomas Allen, and witnessed.

Registered in Middlesex, 10th May, 1864,
Book , No. .

1878,
Sept. 23rd.

Said Walter Jones died intestate.

1878, Letters of administration of the personal
Nov. 15th. estate of said Walter Jones were granted to
Mary Jones, his widow, by Her Majesty's
Court of Probate at the Principal Registry.

1879, By indenture of this date made between said
January 4th. Mary Jones, of , widow, of the one part,
and Charles Seton, of , in the county of
Middlesex, of the other part,

After reciting said abstracted indenture of
lease of 3rd April, 1850,

And reciting said death of said Samuel
Allen and the letters of administration
granted to Thomas Allen,

And reciting said abstracted indenture of
3rd May, 1874,

And reciting death of said Walter Jones
intestate, and said last abstracted letters
of administration,

And reciting that said Mary Jones had
contracted with said Charles Seton for
sale to him of said leasehold messuages
for £2,000,

It is by abstracting indenture witnessed that
in consideration of £2,000 paid to said Mary
Jones (as such administratrix as aforesaid) by
said Charles Seton, the receipt, &c., said Mary
Jones (as such administratrix as aforesaid), did
grant and assign to said Charles Seton, his
executors, administrators and assigns—

The said two several messuages or tene-
ments, piece of ground, and all other
the premises comprised in and demised
by said abstracted indenture of lease of
3rd April, 1850, with the appurtenances,
and all the estate, term of years, &c., of
said Mary Jones (as such administratrix
as aforesaid),

To hold same to said Charles Seton, his executors, administrators and assigns, for all then residue of said term of 99 years, created by said abstracted lease,

At and under the rents and covenants reserved and contained by and in said abstracted indenture of lease, and thenceforth on part of lessee or assignee to be paid and performed.

Covenant by said Mary Jones that she had not incumbered.

Covenant by said Charles Seton to pay rents and perform covenants.

Executed by said Mary Jones and Charles Seton, and attested.

Receipt for £2,000 indorsed, signed by said Mary Jones, and witnessed.

Registered in Middlesex, 15th January, 1879, Book , No. .

1880,
March 17th.

Indenture of mortgage of this date, made between said Charles Seton, of one part, and Thomas Phillips, of , of other part;

Reciting said abstracted indenture of lease of 3rd April, 1850.

And reciting that under and by virtue of divers mesne assignments and acts in law, and ultimately by last-abstracted indenture of 4th January, 1879, said leasehold messuages and premises comprised in said lease had become vested in said Charles Seton during residue of said term of 99 years.

And reciting that said Charles Seton had requested said Thomas Phillips to lend to him the sum of £1,000, which he had

agreed to do upon having the repayment thereof with interest after the rate of £ per centum per annum secured to him in manner thereafter expressed.

It is by abstracting indenture witnessed that in consideration of the sum of £1,000 to said Charles Seton by said Phillips on or before execution, &c., the receipt, &c., said Charles Seton did covenant with said Phillips to pay him on 17th September then next the sum of £1,000, with interest for same after the rate of £ per centum per annum without any deduction (except for property tax on interest), and covenant to pay further interest.

And it was by abstracting indenture further witnessed that for consideration aforesaid, said Charles Seton did grant and demise unto said Thomas Phillips, his executors, administrators and assigns—

The said piece of ground and the two messuages or tenements and all other the premises comprised in and demised by the said recited indenture of lease of 3rd April, 1850; and all and singular the tenant's fixtures in and about the premises;*

* N.B.—In preparing a mortgage of leasehold property, it is important expressly to include the tenant's fixtures, as, in some cases, if the mortgagor be in the actual possession of the property, he may claim the right to remove the fixtures; and dispute the right of the mortgagee to sell the fixtures under the power of sale. But there can be no doubt that, as between mortgagor and mortgagee, the fixtures pass with the property mortgaged, whether it be leasehold or freehold, as appears from the following judgment of the Court of Exchequer in 1868:—

“The term ‘Fixture’ is an ambiguous one. This is a case between mortgagor and mortgagee, and no authority

To hold same to said Thomas Phillips, his executors, administrators and assigns, for all the residue of said term of 99 years created by said lease, except the last day of said term.

Proviso for redemption of said premises on payment by said Charles Seton, his heirs, executors, administrators or assigns, to said Thomas Phillips, his executors, administrators, or assigns, of £1,000, with interest after rate of £ per centum per annum, on 17th September then next.

Usual mortgage covenants.

Power of sale. [To be set out at length, and power to give receipts.]

Executed by said Charles Seton, and attested.

Receipt for £1,000 indorsed, signed by said Charles Seton, and witnessed.

Registered in Middlesex, 25th March, 1870, Book , No. . .

1883,
May 4th.

Said Charles Seton died intestate.

1883,
June 14th.

Letters of administration of the personal estate of said Charles Seton, granted to Catherine Seton, his widow and relict, out of the Principal Registry of Probate Division.

can be cited to show that a mortgagor is entitled to remove trade or other fixtures.

"A mortgage is a security for a debt, and it is not unreasonable, if a fixture be annexed to land at the time of a mortgage, or if the mortgagor in possession afterwards annexes a fixture to it, that the fixtures shall be deemed an additional security for the debt, whether it be a trade fixture or a fixture of any other kind.—Per Kelly, C. B., *Climie v. Wood*, L. R., 3 Ex. 260."

110 ABSTRACT No. 17.—LEASEHOLD.

This is an ordinary leasehold title.

After perusing the foregoing abstract (leasehold for years), the student will assume that the leasehold property (including the tenant's fixtures) has been sold by auction by the administratrix of Charles Seton.

No. 18.

LEASEHOLD FOR YEARS.—Abstract of the Title of Mr. Jonathan Latham to two Leasehold messuages, situate in Lorton Road, in the parish of , in the county of Surrey (being Nos. 8 and 9 in Lorton Road).

1856,
June 24th.

By indenture of lease of this date made between Adam Adams, of, &c., Esq., of one part, and Robert Thornton, of, &c., builder, of other part,

It is witnessed that in consideration of the expense the said Robert Thornton had incurred in erecting and finishing the two messuages thereafter demised, and also in consideration of the rent and covenants thereafter reserved and contained, said A. Adams did grant and demise to said Robert Thornton,

All that piece or parcel of ground situate and being in Lorton Road, in the parish of , in the county of Surrey, measuring in the front next the said road 150 feet, and in depth from north to south 300 feet (more or less), and the two messuages or tene-

ments then standing and being on said piece of ground, and known as Nos. 8 and 9 in Lorton Road aforesaid, with the appurtenances,

To hold said premises to said Robert Thornton, his executors, administrators and assigns for 99 years, to be computed from the 24th day of June, 1855,

Yielding and paying to said A. Adams, his heirs and assigns, the yearly rent of £30, payable quarterly.

Covenants by said lessee:

To pay rent and taxes.

To repair and paint.

To insure in £500 in joint names of lessor and lessee.

To surrender at end of term.

Proviso for re-entry for non-payment of rent, &c.

Covenant by lessor for quiet enjoyment.

Executed by said lessor and attested.

1864,
November 14th

Probate copy will of said Robert Thornton.

Whereby (*inter alia*) he gave and bequeathed his two leasehold messuages and ground, being Nos. 8 and 9 in Lorton Road, in the county of Surrey, unto his executors thereafter named, for all his estate, term, and interest therein at the time of his decease, upon trust to pay the net rents and profits thereof (after payment of ground rent, insurance, and repairs) unto testator's daughter, Mary Robinson, during her life, for her sole and separate use; and after her decease the said leasehold messuages were to be held in trust for the children of testator's daughter, Mary Robinson, in equal shares, and testator appointed Robert Pember, of, &c.,

and Charles Norris, of, &c., executors of his said will.

1875, Said Robert Thornton died.
February 4th.

1875, By indenture of this date made between
April 17th. the said Robert Pember, of one part, and
Jonathan Latham, of, &c., of other part,
Reciting said abstracted indenture of lease,
and said will of said Robert Thornton,
and reciting contract for sale of said
leasehold messuages by said Robert
Pember to said Jonathan Latham for
£800,

It is by abstracting indenture witnessed that
in consideration of £800 paid by said Jonathan
Latham to said Robert Pember (as such execu-
tor as aforesaid), the receipt, &c., said Robert
Pember (as such executor of will of said Robert
Thornton) did grant and assign to said Jonathan
Latham

All that the said piece of ground and the
two messuages thereon, Nos. 8 and 9 in
Lorton Road, in the parish of , in
the county of Surrey, and all other the
premises comprised in and demised by
the said recited indenture of lease,
together with the lessee's fixtures and
appurtenances, and all estate, &c. of
said Robert Pember (as such executor as
aforesaid) in said premises,

To hold same unto said Jonathan Latham,
his executors, administrators, and assigns, for
all residue of said term of 99 years, subject to
payment of said rent of £30 and performance
of lessee's covenants.

Covenant by said Robert Pember that he had not incumbered.

Covenant by Jonathan Latham for payment of rent and performance of covenants.

Executed by Robert Pember and Jonathan Latham, and attested.

Receipt for £800 endorsed, signed by said Robert Pember, and witnessed.

1880, Said Charles Norris renounced probate of said
November 9th. will.

1882, Said Robert Pember died without having
January 29th. proved said will.

1882, Letters of administration of the personal
June 3rd. estate of said Robert Thornton (with the said will annexed) were granted to Catherine Thornton, the widow and relict of said Robert Thornton, out of the Principal Registry of the Probate Division.

No. 19.

LEASEHOLD FOR YEARS.—Abstract of the Title of Mrs. Martha Harton to ten Leasehold messuages and gardens, known as Nos. 1 to 10 inclusive, in Augusta Square, in the parish of St. , in the county of Middlesex.

1880, By indenture of lease of this date, made be-
July 1st. tween Arthur Latimer, of, &c., Esq., of the one
C. I

part, and Robert Chard, of, &c., builder, of other part,

It is witnessed that in consideration of the rent and covenants thereafter reserved and contained, and on the part of said Robert Chard to be paid and performed, said Arthur Latimer did grant, demise, and lease to said Robert Chard, his executors, administrators, and assigns—

All that piece or parcel of land or ground, situate in the parish of St. , in the county of Middlesex, bounded on the north by the Road, and on all other sides by other ground belonging to said Arthur Latimer, and containing the several dimensions set forth on the plan drawn in the margin of abstracting indenture of lease, and therein coloured pink,

With the appurtenances;

To hold said premises to said Robert Chard, his executors, administrators and assigns, for the term of ninety-nine years, to be computed from 24th June then last past, at and under the yearly rent of £50, payable quarterly on the four most usual quarterly days of payment, and the first quarterly payment to be made on 29th day of September then next ensuing.

Covenants by said Robert Chard :

To pay said rent.

To pay all rates and taxes.

To build and complete ten messuages on said piece of ground.

To keep in repair.

To surrender same at end of term.

To insure messuages and buildings in £4,000, in names of lessor and lessee.

To rebuild in case of fire.

Not to assign said lease, or part with possession of said ground or premises, without license and consent, in writing, of said Arthur Latimer, his heirs or assigns, first had and obtained.

Proviso for re-entry on non-payment of rent, or non-performance of covenants by lessee.

Covenant by lessor for quiet enjoyment.

Executed by said Arthur Latimer,
and attested.

Registered in Middlesex, 17th August, 1830.
B. , No. .

Ten messuages were built on said piece of ground, which now forms part of Augusta Square; the houses are numbered 1 to 10 in Augusta Square.

1856,
June 14th.

By indenture of this date, made between said Robert Chard, of first part, William Wood, of, &c. (the official assignee of the estate and effects of said Robert Chard under a fiat in bankruptcy), of second part, Thomas James, of, &c., and Richard Williams, of, &c. (the creditors' assignees under said fiat), of the third part, and Thomas Parker, of, &c., of fourth part,

Reciting said abstracted indenture of lease of 1st July, 1830, and that said Robert Chard had built ten messuages on said piece of ground comprised in said lease; And reciting that on 3rd May, 1856, a petition for adjudication in bankruptcy was filed against said Robert Chard, and on the 14th day of same month he was

declared and adjudged to be a bankrupt by the Court of Bankruptcy in London; And reciting that said William Wood was duly appointed official assignee of the estate and effects of said bankrupt, and said Thomas James and Richard Williams were, on the 24th day of May, 1856, duly appointed creditors' assignees of the estate and effects of said bankrupt; And reciting that said parties to abstracting indenture of third part (as such creditors' assignees as aforesaid) caused said piece of ground and ten messuages comprised in said lease to be put up for sale by public auction on the day of , at the Auction Mart, in the City of London, according to certain printed particulars and conditions of sale then and there produced, and that at the same sale said Thomas Parker became the highest bidder for, and was declared the purchaser of, said piece of ground and ten messuages comprised in said lease, at the price of £4,500;

It is by said abstracting indenture witnessed that, for completing said sale and in consideration of £4,500 to said William Wood (as such official assignee as aforesaid) paid by said Thomas Parker, the receipt, &c., they, the said William Wood, Thomas James, and Richard Williams (as such assignees respectively as aforesaid) did grant and assign, and said Robert Chard did grant, assign, and confirm to said Thomas Parker—

All that said piece of ground and premises comprised in and demised by said abstracted indenture of lease,

And also all those the several ten messuages or tenements which had been erected upon, and were then standing on, said piece of ground, and were then known as Nos. 1 to 10 inclusive, in Augusta Square,

Together with appurtenances,
And all estate, &c., of said parties of first, second, and third parts;

To hold said premises to said Thomas Parker, his executors, administrators, and assigns, during all residue then to come of said term of ninety-nine years, created by said abstracted indenture of lease of 1st July, 1830, subject to payment of said rent of £50 and to performance of lessee's covenants.

Covenant by said parties thereto of first and second parts that they had not incumbered.

Covenants by said Robert Chard :

That lease was a valid and subsisting lease.

That rent and covenants had been paid and performed up to day of last.

That parties of first, second, and third parts had power to assign.

For peaceable possession.

Freedom from incumbrances.

And further assurance.

Covenant by said Thomas Parker for payment of rent and performance of covenants.

Executed by all parties,
and attested.

1865,
December 9th. Probate copy will of said Thomas Parker, whereby (*inter alia*) said testator gave and bequeathed

To his niece, Maria Watson, an annuity of
£100 during her life,

And to his (testator's) sister, Clara Parker,
an annuity of £100 during her life.

And testator charged all his leasehold houses
and property in Augusta Square with payment
of said annuities.

And, subject to payment of said annuities
thereby given, said testator bequeathed—

All his said leasehold estates, messuages,
and hereditaments, and all the residue
of his personal estate and effects, unto
his son, Matthew Parker, absolutely
during all testator's term and interest
therein at the time of his death.

And said testator appointed his said son,
Matthew Parker, sole executor of his said will.

Signed by said Thomas Parker, and
attested by two witnesses.

1866,
December 27th Said Thomas Parker died.

1867,
February 8th. Said will of said Thomas Parker proved by
said Matthew Parker in Principal Registry of
Probate Court.

1867,
April 24th. Probate copy will of said Matthew Parker,
whereby said testator gave and bequeathed—

All his leasehold estates and property, and
all other his personal estate and effects
whatsoever, unto his sister, Martha Har-
ton (the wife of Jacob Harton, of, &c.),
for her sole and separate use, benefit,
and disposal, and her receipts alone to
be sufficient discharges for same.

And testator revoked all former wills and
appointed his said sister, Martha Harton, sole
executrix of his said will.

1883,
November 17th Said Matthew Parker died.

1884,
May 1st. Said will of said Matthew Parker proved by
said Martha Harton at Principal Registry of
Probate Division.

No. 20.

LEASEHOLDS FOR YEARS.—Abstract of the Title
of Arthur Thomas Dornton, Esquire, to
four Leasehold messuages, situate and
being Nos. 5, 6, 7 and 8 in R—
Square, in the parish of St. , in
the county of Middlesex.

1840,
Sept. 29th. By indenture of lease of this date, made
between Charles Thompson, of, &c., builder,
of the one part, and Heinrich von Kohn, ,
of, &c., of the other part,

It is witnessed that in consideration of the
expense, costs and charges which he the said
Heinrich von Kohn had been at in erecting
the messuages or tenements, erections and
buildings thereafter described, and also for
and in consideration of the yearly rent therein-
after contained, and on the part and behalf of
the said Heinrich von Kohn, his exe-
cutors, administrators, and assigns, to be paid,
kept, done and performed, he the said Charles
Thompson did demise and lease unto the said
Heinrich von Kohn, his executors, ad-
ministrators and assigns,

All that piece or parcel of ground situate,
lying and being in a new square intended

to be called R—— Square, in the parish of St. _____, in the county of Middlesex, fronting [*set out parcels fully*],

To hold the same premises to said Heinrich von Kohn from the 25th day of March, 1840, for 98 years and one-half of another year, wanting 21 days,

At the yearly rent of £40, payable quarterly.

Covenants by said Heinrich von Kohn :

To pay said yearly rent.

To pay land tax, and all other rates and taxes.

To repair.

To deliver up premises at end of term, with all fixtures.

To pay proportion for repairing party walls and sewers, &c.

Not to carry on trade or business of, &c. [*set out restricted trades*], without the license and consent in writing of said Charles Thompson, his executors, administrators or assigns.

To permit said Charles Thompson and the superior landlord or landlords, &c. to enter and view state of repair, and to repair on notice.

To insure in full value of premises, and to lay out insurance money in rebuilding premises.

Covenants by said Charles Thompson :

For quiet enjoyment by lessee.

And to indemnify said Heinrich von Kohn from the payment of the rents and performance of clauses and agreements reserved and contained by and in the original indenture of lease dated the

[N.B.—The lease abstracted appears to be an underlease, and the property (with other property) appears to be subject

ABSTRACT No. 20.—LEASEHOLD. 121

to a superior
rent, &c. and
to the lessee's
covenants in
the original
lease.]

25th day of March, 1840, made between, &c., under which the said Charles Thompson then held the said ground and premises, with other ground and messuages; and to produce the said original lease.

Executed by said Charles
Thompson, and attested.

1840,
Sept. 30th.

Registered in Middlesex, B. , No. .

1876,
Sept. 24th.

By indenture of this date made between said Heinrich von Kohn, of the one part, and Richard Thomas Dornton, of , in the county of , Esquire, of the other part,

After reciting the before-abstracted indenture of lease, and reciting that said R. T. Dornton had contracted and agreed with said Heinrich von Kohn for the absolute purchase of the said four messuages and ground comprised in said lease for the residue of said term for the sum of £2,000,

It is witnessed that in consideration of £2,000 paid by said R. T. Dornton to said Heinrich von Kohn at or before the execution, &c., the receipt, &c., said Heinrich von Kohn did grant, assign, and confirm unto said Richard Thomas Dornton, his executors, administrators, and assigns,

The said piece of ground, four messuages or tenements, and premises comprised in and demised by said abstracted indenture of lease of the 29th day of September, 1840, which four messuages were then in the occupation of A, B, C,

and D, and were known as Nos. 5, 6, 7,
and 8, in R—— Square aforesaid,
With the fixtures and appurtenances,

To hold the same premises unto said R. T. Dornton, his executors, administrators, and assigns thenceforth during all the residue then to come of the said term of 98 years and one-half of another year (wanting 21 days) created by said abstracted indenture of lease,

Subject (as from the date of abstracting indenture) to the payment of the rent and performance of the covenants reserved and contained by and in said abstracted lease.

Covenants by said Heinrich von Kohn:
That said lease was good and subsisting.
That the rent and covenants had been paid and performed.
That he had good right to assign.
For quiet enjoyment.
Free from incumbrances.
For further assurance.

Covenant by said R. T. Dornton for payment of rent and performance of covenants.

Executed by both parties and attested.

Receipt for £2,000 endorsed, signed by Von Kohn, and witnessed.

Registered in Middlesex, 10th October, 1876,
B. , No. .

1878,
May 4th.

Probate copy will of said Richard Thomas Dornton, whereby (*inter alia*) said testator gave and bequeathed to his daughter Maria Dornton

an annuity of £100 during her life, to be paid quarterly.

And testator charged all his freehold and leasehold estates with the payment of said annuity.

And (subject to the payment of said annuity and to the payment of testator's debts and funeral and testamentary expenses) said testator gave, devised, and bequeathed—

All his freehold and leasehold messuages, lands, and estates, unto his son Arthur Thomas Dornton, his heirs, executors, and administrators absolutely.

And testator appointed said Arthur Thomas Dornton sole executor of his said will.

Signed by said testator in presence of two witnesses, and attested.

1879, Said Richard Thomas Dornton died.
November 14th

1880, Said will proved by said Arthur Thomas
March 4th. Dornton at Principal Registry, Probate Division.

1882, By indenture of mortgage made between said
October 19th. Arthur Thomas Dornton (thereinafter called the (mortgagor) of one part, and Charles Radford and Christopher Hensley (trustees of the Permanent Benefit Building Society, thereafter called the mortgagees), of the other part,

After reciting said first abstracted indenture of lease, and that the mortgagor was possessed of the premises during the residue of the said term, and reciting that the mortgagor, being a member of the said society, had subscribed for shares in the said society, and had ap-

plied to the directors to advance him £400, which they had agreed to do, to be repaid by the monthly instalments of £ during the period of years, from day of , 1888, with interest in the meantime from the date of abstracting indenture up to said day of , 1888.

It was witnessed that in consideration of £400 to said mortgagor paid by said directors, the receipt, &c., the said mortgagor did demise unto said mortgagees

The said piece of ground, four messuages or tenements, and premises comprised in and demised by said abstracted indenture of lease of 29th September, 1840, with the appurtenances,

To hold same premises, together with all fixtures, unto said mortgagees for the residue of said term by said lease granted (except the last ten days thereof),

Upon trust to permit said mortgagor to receive the rents thereof so long as he should pay said interest and subscriptions.

Usual power to demise and sell in case of default.

Covenant by said mortgagor to pay said interest and subscriptions, and in the event of paying off said principal sum on or before said day of , 1888, to pay an additional sum of £ .

Covenant by said mortgagor to pay said

monthly instalments after said day of ,
1888.

To perform lessee's covenants in said lease.
That he had good right to demise.
For quiet enjoyment after default.
For further assurance.

Executed by said Arthur Thomas
Dornton, and attested.

Receipt for £500 endorsed, signed
by Dornton, and witnessed.

Registered in Middlesex, 23rd October, 1882,
B. , No. .

Copy receipt endorsed on last abstracted
mortgage,

We, the undersigned, the Trustees for the
time being of the within-mentioned
Permanent Benefit Building Society, do hereby
acknowledge to have received of and from the
within-named Arthur Thomas Dornton, his exe-
cutors, administrators, or assigns, all monies
intended to be secured by the within-written
deed.

As witness our hands, this 4th day of March,
1883.

Witness, Charles Radford.
A—— B——. Christopher Hensley.

PERSONALTY (other than Leasehold).

No. 21.

REVERSIONARY INTEREST IN CONSOLS.—Abstract of the Title of Mr. Edwin Dermer to the reversion of and in a moiety of £4,850 Three per Cent. Consolidated Annuities, standing in the names of the Reverend Francis Ashworth and Alfred Clift, Esquire, as trustees of the will of Martin Oliver, Esquire, deceased.

1860,
June 9th.

Martin Oliver, of _____, in the county of _____, Esquire, made his will of this date, and thereby (*inter alia*) directed his executors to set apart and appropriate out of his estate the sum of £5,000 Three per Cent. Consolidated Annuities, in the names of the Reverend Francis Ashworth and Alfred Clift, Esquire, which sum of £5,000 stock the testator declared should be held by them upon trust, to pay the dividends and income thereof to his, the testator's, sister, Sarah Sanby, during her life, for her separate use, without power of anticipation; and after her death the said sum of £5,000 Consols to be held by the said trustees upon trust for the said testator's nephew, Charles Sanby, and testator's niece, Fanny Louisa Dermer, the wife of Edwin Dermer, in equal shares, as tenants in common. And the said testator appointed the Reverend Francis Ashworth and Alfred Clift executors of his said will.

Signed by said testator,
and attested by two witnesses.

1860,
November 17th

Said Martin Oliver died.

1860,
December 20th Said will proved in Her Majesty's Court of Probate, at Principal Registry, by said executors.

1868,
March 4th. By indenture of this date, made between said Edwin Dermer, of _____, of first part, said Fanny Louisa Dermer (wife of said Edwin Dermer), of second part, and Richard Dryden, of, &c., of third part,

Reciting said abstracted will of said Martin Oliver, and his death and proof of his will,

And reciting that the legacy duties, payable to Government in respect of the said sum of £5,000 Consols bequeathed by the said will, required the sale of £150 Consols to provide for the payment thereof and of the legal expenses incidental thereto, and that accordingly the sum of £150 Consols (part of such sum of £5,000 Consols) had been sold out by the executors of the will of the said Martin Oliver, and the produce thereof had been applied by such executors in payment of such legacy duties and expenses; and that the sum of £4,850 Consols (being the residue of such sum of £5,000 Consols, after the raising and payment of such legacy duties and expenses) had been transferred by the said executors into and was then standing in the joint names of the said Francis Ashworth and Alfred Clift, upon the trusts declared by the said will concerning the said sum of £5,000 Consols and the dividends and income thereof, and reciting that, under the trusts of the said will, the said Fanny Louisa Dermer was entitled to the sum of £2,425

Consols, being one moiety of the said sum of £4,850 Consols (subject to the life interest therein of said Sarah Sanby). And that, in case the said Edwin Dermer should survive the said Sarah Sanby, he would, in right of his said wife, become absolutely entitled in possession to such sum of £2,425 Consols subject to the equity of his said wife to a settlement thereout on herself and her children.

And reciting that said Edwin Dermer and Fanny Louisa, his wife, were desirous of settling and assuring (*inter alia*) their said respective reversionary interests in (*inter alia*) said sum of £2,425 Consols or other the trust fund for the time being representing the same in manner thereafter expressed, and that they had agreed that such sum of £2,425 Consols should be assigned to and vested in a trustee, in trust for the said Edwin Dermer, for his absolute benefit;

It was by abstracting indenture witnessed that, for the purpose of partly effectuating the said desire, and in consideration of the premises, and in pursuance and exercise of the power or authority in this behalf given to or vested in the said Fanny Louisa Dermer by the Act of Parliament 21st Victoria, cap. 57,* and of every other power or authority enabling her in that behalf, she, the said Fanny Louisa Dermer, with the concurrence of said Edwin Dermer (testified by his execution thereof), did thereby

* 21 Vict. c. 57. This Act enables *femmes couvertes* to assign certain reversionary interests in personalty, by a deed acknowledged with such formalities as are provided in the Fines and Recoveries Act. But see the exceptions in the last section of the Act.

assign and dispose of, and said Edwin Dermer did thereby assign and confirm unto said Richard Dryden, his executors, administrators and assigns—

All that the said sum of £2,425 Three per Cent. Consolidated Bank Annuities, being the one moiety or equal half-part of the said Fanny Louisa Dermer and of the said Edwin Dermer, in her right of and in the said sum of £4,850 Consols (or other the trust fund for the time being representing the same) then standing in the names of the said Francis Ashworth and Alfred Clift upon the trusts in and by said will of said Martin Oliver declared of said sum of £5,000 Consols as aforesaid, and the dividends and annual income thereof, and all the right and interest of said Edwin Dermer and Fanny Louisa, his wife, and each of them, to and in said sum of £2,425 Consols and dividends hereby assigned ;

To hold and take said sum of £2,425 Consols, or other fund for the time being representing the same, and the dividends thereof thereinbefore assigned (subject to the life interest of said Sarah Sanby therein) unto said Richard Dryden, his executors, administrators, and assigns,

[N.B.—This settlement also contained certain provisions for Mrs. Dermer and her children from other property.]

In trust for said Edwin Dermer, his executors, administrators, and assigns, for his and their absolute benefit, and to be assigned and disposed of as he or they should direct.

Executed by all parties,
and attested.

130 **ABSTRACT No. 21.—PERSONALTY.**

Acknowledged by said Fanny Louisa Dermer, pursuant to provisions of said Act of 21 Vict. c. 57.

Certificate
endorsed.

This deed, marked A, was this day produced before us and acknowledged by Fanny Louisa Dermer, the wife of Edwin Dermer, therein named, to be her act and deed, previous to which acknowledgment the said Fanny Louisa Dermer was examined by us separately and apart from her said husband, touching her knowledge of the contents of the said deed and her consent thereto, and declared the same to be freely and voluntarily executed by her.

Witness our hands this 4th day of March, 1868.

A—— B—— }
C—— D—— } Commissioners, &c.

No. 22.

POLICY OF LIFE ASSURANCE.—Abstract of Title to a Policy of Assurance for £2,000 in Life Assurance Company on life of Reverend Tobias Wrayson.

1850,
May 17th.

By a policy of assurance, No. 1,460, under the hands and seals of three of the directors of the Life Assurance Company, whereby

The funds and property of the said company were, in consideration of the annual premium of £ , made subject and liable to the payment to the executors, administrators or assigns of the Reverend Tobias Wrayson, of Hastings, in the county of Sussex, clerk, within three calendar months after satisfactory proof should have been received at the office of said com-

pany of decease of said Tobias Wrayson, of the sum of £2,000 and such further sum or sums as should under the regulations of said company be appropriated as a bonus to said policy.

Executed by three directors of said company.

1866,
November 3rd. By indenture of this date, made between said Tobias Wrayson, therein described as of Essex Square, in the county of Middlesex, clerk, of one part, and Arthur Shapland, of , Esq., of other part,

After reciting said policy of assurance and reciting agreement for loan of £2,000 by said Arthur Shapland to said Tobias Wrayson,

It is by abstracting indenture witnessed that in consideration of £2,000 to said Tobias Wrayson paid by said Arthur Shapland, the receipt, &c., said Tobias Wrayson did covenant with said Arthur Shapland to pay £2,000, with interest at £5 per cent., to said Arthur Shapland, his executors, administrators or assigns, on 3rd May then next;

And to pay further interest until principal paid. And it was by abstracting indenture (*inter alia*) further witnessed that in consōn of premises, and for further securing payment of said £2,000 and interest, said Tobias Wrayson did assign to said Arthur Shapland, his executors, administrators and assigns—

All that said recited policy of assurance in the Life Assurance Company, No. 1,460, and dated 17th May, 1850, and the full benefit thereof. And also

said sum of £2,000 thereby assured, and all other monies and sums which should under regulations of said company be appropriated by way of bonus to said policy;

Together with power for said Arthur Shapland, his executors, administrators or assigns, in the name or names of said Tobias Wrayson, his executors or administrators or otherwise, to sue for, recover, and give receipts for such monies or any part thereof,

To hold and receive said policy, monies, and premises thereby assigned unto and by said Arthur Shapland, his executors, administrators and assigns.

Proviso for redemption and re-assignment of said policy, monies and premises, on payment by said Tobias Wrayson, his executors, administrators or assigns, to said Arthur Shapland, his executors, administrators or assigns, of £2,000 with interest at £5 per cent., on 3rd May then next.

Usual mortgage covenants.

Power of sale.

Declaration that the receipts in writing of said Arthur Shapland, his executors, administrators, or assigns, for any money which he or they might receive by virtue of or under the policy of assurance thereby assigned, or for any money payable to him or them under or by virtue of abstracting indenture, should discharge the person or persons, assurance company, or society or societies, paying the same,

therefrom, and from all responsibility of seeing to the application thereof, and from being answerable for any loss, misapplication, or nonapplication thereof, and that no person or society paying any such money should be bound to inquire whether any money remained due on the security of abstracting indenture.

Executed by said Tobias Wrayson,
and attested.

Receipt for £2,000 endorsed, signed
by said Tobias Wrayson, and
witnessed.

The following Notice of said Mortgage was
given in duplicate to the Life Assur-
ance Company:

“Gentlemen,—You will be pleased to take notice that by an indenture of mortgage, dated the 3rd day of November, 1866, and made between the Reverend Tobias Wrayson, of, &c., clerk, of the one part, and Arthur Shapland, of, &c., Esq., of the other part, a certain instrument or policy of assurance, numbered 1,460, under the hands and seals of three of the directors of the Life Assurance Company, whereby the sum of £2,000 was assured to be paid to the executors, administrators or assigns of the said Tobias Wrayson, on satisfactory proof of his death, was (with any bonus thereon), for the consideration in the said indenture expressed, assigned to the said Arthur Shapland, his executors, administrators, and assigns. And that the said instrument or policy of assurance was thereupon duly handed over and delivered to the said Arthur Shapland, who now holds

and retains the same. Dated this 4th day of November, 1866.

“ I am, your obedient Servant,

“ A—— B——,

“ Solicitor for said Arthur Shapland.

“ To the Directors of the

“ Life Assurance Company.

“ P.S.—You will please to direct that all future notices, &c., relative to the above policy, may be sent to Mr. Shapland at the above address.”

The notice in duplicate was accompanied with the following letter:—

“ Policy No. 1,460.

“ Sir,—Herewith I beg to forward duplicate notices of assignment by way of mortgage of the above policy in your office, from Reverend Mr. Wrayson to Mr. Shapland.

“ Be pleased to enter the notice in your books, and return one of the notices to me with an endorsement thereon that a duplicate thereof has been received.

“ I am, &c.,

“ A—— B——.

“ To , Esq., Actuary, or Secretary,
“ Life Office.”

1868, Probate copy will of said Arthur Shapland,
January 23rd. whereby he gave to his wife Louisa Shapland

all his personal estate, and appointed her sole executrix of his will.

Signed by said testator, and attested
by two witnesses.

1884, Said Arthur Shapland died.
May 9th.

1884, Said will duly proved by said Louisa Shap-
June 21st. land in Principal Registry of Probate Division.

1884, Said Tobias Wrayson died intestate.
July 29th.

1884, Letters of administration of personal estate
September 1st. of said Tobias Wrayson granted to Marianne
Wrayson, his widow and relict, by Her
Majesty's Court of Probate at Principal Re-
gistry.

On the death of the assured the policy
becomes a claim.

On the 10th September, 1884, Messrs. M. &
O. (the solicitors acting for Mrs. Marianne
Wrayson) wrote a letter to the actuary of the
assurance office giving notice of the death of
the assured, and making a claim to the £2,000
assured and bonus.

Mrs. Louisa Shapland sent the following letter
to the company:—

“To the Directors of the Life Assurance
Company.

“Policy, No. 1,460.

“Gentlemen,—With reference to a notice
served upon you, and acknowledged the 7th of
November, 1866, I now beg to claim payment
of the sum due on your policy, No. 1,460,

136 ABSTRACT No. 22.—PERSONALTY.

£2,000 and bonus, on the life of the late Reverend Tobias Wrayson, who died at on the 29th July last.

“I enclose certificate of the medical gentleman who attended Mr. Wrayson during his last illness, also certificates of the death and burial of Mr. Wrayson.

“The assignment of your policy to my late husband, and the probate of my late husband’s will, and also the policy, will be ready for the inspection of your solicitor.

“I am, &c.

“To Esq.,
“Actuary or Secretary.”

No. 23.

POLICY OF LIFE ASSURANCE.—Equitable Mortgage by Deposit. Administration Suit.

Abstract of Title of Mrs. Caroline Holcombe
(as executrix of will of Jasper Holcombe)
to a Policy of Assurance for £5,000 payable on the death of Jasper Holcombe
(a claim).

1860,
June 28th.

By an instrument or policy of assurance of this date, No. 2,462, under the hands and seals of three of the directors of the Life Assurance Company,

The sum of £5,000 was assured to be paid to the executors, administrators or assigns of Jasper Holcombe, of No. Street, in the parish of , in the county of , Esquire, within six months after proof of the death of the said Jasper Holcombe.

Subject, nevertheless, to the payment of the yearly premium of £ during the life of the said Jasper Holcombe, and to the observance and performance of certain conditions, stipulations, and agreements in the said policy mentioned or referred to.

Executed by three directors of
said Company and attested.

Memorandum of Deposit of Deeds and Policy
with Bankers.

1868,
October 9th.

This memorandum of deposit has an *ad valorem* stamp of £2: 10s. This is a full copy of the memorandum of deposit.

Memorandum.—I, Jasper Holcombe, of , in the county of , Esquire, do hereby admit and declare that I have this day deposited with Messrs. A. B. and Company, of , in the county of , Bankers, the deeds, shares, and policies of Life Assurance mentioned in the schedule hereunder written, which deeds, shares, and policies are to be held and retained by them and their partners for the time being, by way of a continuing security to them for securing payment to them on demand of all sums of money and liabilities already advanced, paid, or incurred, or which they or any of them, or any of their partners for the time being, may at any time advance, pay, or incur to or for me, or for my use, or on my account, whether on current account or by the discount of or otherwise in respect of bills of exchange, promissory notes, cheques, or other negotiable securities drawn, accepted, or indorsed by me, or by way of loan to me, together with interest, commission, banking charges, law and other costs, charges and expenses; and for the purpose of making a more effectual security for such several sums, monies, and matters above

mentioned, I hereby undertake and agree, at my own costs and expenses, in all respects, when requested by the said Messrs. A. B. and Company, that I and all other necessary parties will execute and deliver to them, or as they shall direct and require, a legal and effectual mortgage (duly stamped) of all my estate and interest in the freehold estate, policies, shares, and premises comprised in the said deeds, policies and shares, which mortgage shall contain a power of sale and all usual and requisite covenants and clauses as the counsel of the said bankers shall direct and require, and this security shall be applicable and extend as well to my separate account current and my loan account (separate) and separate liability as to any joint current or loan account, or liabilities with any other person or persons as partner or partners or otherwise. Witness my hand this 9th day of October, 1868.

(Signed) JASPER HOLCOMBE.

Signed in the presence of

1860, The schedule above referred to contains the
June 28th. before abstracted policy of assurance (*inter alia*).

1868, Notice of said abstracted memorandum of
October 9th. deposit was given by the solicitor of the bankers to assurance office.

1870, Probate copy will of said Jasper Holcombe,
July 26th. whereby he gave and bequeathed

All his personal estate and effects whatsoever and wheresoever unto his wife Caroline Holcombe, for her absolute benefit, subject to the payment thereof

of testator's debts and funeral and testamentary expenses.

And he appointed his said wife sole executrix of his will.

Signed by said testator, and attested
by two witnesses.

1881,
November 4th. Said Jasper Holcombe died.

1882,
March 23rd. Said will proved by said Caroline Holcombe in Her Majesty's Court of Probate at Principal Registry.

1882,
March 29th. Action commenced in the Chancery Division, in which Thomas Peters was Plaintiff and said Caroline Holcombe was Defendant.

After stating (*inter alia*) a certain indenture of mortgage of a certain freehold estate from said Jasper Holcombe to said Thomas Peters for securing £9,000 and interest,

The claim was (*inter alia*)—

1. That an account should be taken of what was due to the Plaintiff and the other unsatisfied creditors of said Jasper Holcombe, for principal and interest.

2. That the real and personal estates of said testator might be applied in a due course of administration.

1882,
May 14th. By judgment given in said Action, it was ordered that the following accounts and inquiry be taken and made, that is to say—

1. An account of what was due to the Plaintiff and all other the creditors of said Jasper Holcombe, the testator in the Statement of Claim named.

2. An account of the testator's funeral expenses.

3. An account of the testator's personal estate come to the hands of the Defendant, the executrix, or to the hands of any other person or persons by or for her order or use.

4. An inquiry what parts (if any) of the testator's personal estate were outstanding or undisposed of.

And it was ordered that the testator's personal estate be applied in payment of his debts and funeral expenses in a due course of administration.

Further consideration adjourned.

PART II.

OBSERVATIONS, REQUISITIONS, &c.,
ON THE FOREGOING ABSTRACTS.

FREEHOLD.

ABSTRACT No. 1.

FREEHOLD TITLE.

GARFORD'S TITLE.

Observations on Title.

Some satisfactory evidence should be furnished that Percival Garford was seized in fee simple of the estate at the date of his will in 1820, and how he became seized. And it must be shown that from the time of the death of Percival Garford his daughter Maria had peaceable possession or received the rents of the estate up to her death.

Was Percival Garford a widower at his death? If not, it must be shown that his widow's right to dower has been satisfied.

On the death of Percival Garford in 1826, his daughter Maria became tenant in tail in possession of the estate in question.

It is stated in the abstract—

That Maria Garford married Robert Charlton, and that the only issue of this marriage was a son, Joseph Charlton, who died in 1844, an infant.

That Selina Garford married Charles Turner, and died in 1858, without having had issue, and that Charles Turner is living.

That Maria Charlton died in 1864, without leaving any issue, and that Robert Charlton is living.

On the death of Maria Charlton, her husband, Robert Charlton, became entitled to the estate during his life as tenant by the curtesy of England.

Charles Turner has no interest in the estate, his wife never having been in possession.

A careful search must be made at the Public Record Office, from the death of Percival Garford, for fines and recoveries by Maria Garford and Selina Garford (both before and since their marriages), and since 1833 for deeds of disentail by them, and it must be ascertained that neither of them barred her estate tail. Search should also be made at the Common Pleas Office in Lancaster Place, for deeds, acknowledged by either of them under the Fines and Recoveries Act; and search should also be made at the Public Record Office and at the Chancery Inrolment Office for deeds of disentail by Peter Garford and Robert Thomas Garford.

Assuming that it will be clearly ascertained that neither of the daughters of the testator, or either of the present vendors, have barred their estates tail, and the remainders over, Peter Garford and Robert Thomas Garford appear to be tenants in tail of moieties, subject to the life estate of Robert Charlton.

Peter Garford and Robert Thomas Garford must execute disentailing assurances of their moieties of the estate. Robert Charlton (as protector of the settlement created by the will)

REQUISITIONS. ABST. No. 1.—FREEHOLD. 143

must concur in these assurances to consent, and to convey his life interest as tenant by the curtesy. These assurances must be inrolled in Central Office within 6 mos.: or the disentail may be effected in the conveyance to the purchaser; in which case the vendors should pay the expense of immediate enrolment.

A statutory declaration by some disinterested person well acquainted with the family as to the following facts, and identifying the parties, should be furnished (with certificates), viz.:—

Marriage and death of Maria Charlton.

Birth or baptism and death of Joseph Charlton, an infant and without issue.

Marriage and death of Selina Turner.

Death of Catherine Garford.

And the several places and dates of the marriages, birth or baptism, and deaths or burials of the parties respectively should be stated.

That Maria Charlton and Selina Turner both died without having barred their estates tail.

That Maria Charlton had no other child than Joseph Charlton, and was only married once; and that Selina Turner died without having had any issue, and was only married once.

The certificates necessary to verify the above declaration should be produced and made exhibits thereto.

Receipts must be produced showing the payment of the annuity of £300 to Catherine Garford; and also a receipt from her personal representative for a proportionate part of the annuity up to the date of her death; and probate of her will, or letters of administration of her personal estate, should be produced; and the receipt for the succession duty which became payable on the death of Catherine Gar-

ford on the cesser of the annuity of £300 must be produced, and handed to the purchaser.

Application must be made to the Commissioners of Inland Revenue under the 41st section of the Succession Duty Act (16 & 17 Vict. c. 51) to commute and receive the succession duty presumptively to be paid by the vendors on the death of Robert Charlton. The duty must be paid by the vendors, and the receipt must be handed to the purchaser.

The 18th section of the act appears to exempt Robert Charlton from succession duty, by reference to the Legacy Duty Acts.

By the indenture of 8th June, 1882, as abstracted, P. Garford and R. T. Garford did not convey as "beneficial owners," and that indenture does not contain any express covenants for title. See 44 & 45 Vict. c. 41, s. 7 (1).

Covenants for title should be entered into by P. Garford and R. T. Garford, to perfect this deed. (Answer by vendor's solicitor. The purchaser is not entitled to a regular chain of covenants for title. See Sugden, V. & P. 14th ed. 575; 13th ed. 464.)

The receipt for the £9,000 is not endorsed on the deed. The payment of the money must be proved. See 1 Davidson's Conv. 66, 67, 4th ed. The vendor's solicitor will answer—This is unnecessary, see 44 & 45 Vict. c. 41, ss. 54, 55.

See General Observations and Requisitions, pp. 203—216, and add such of them as are applicable to this title.

ABSTRACT No. 2.

FREEHOLD.

GOODWIN'S TITLE.

Requisitions and Observations.

1. Was Robert Charles Corbet married at the date of the indenture of 15th July, 1810? If so, is his wife or widow now living?

2. Is John Thorburn, the trustee in the indenture of 2nd January, 1828, now living? If so, he must join in the conveyance to the purchaser, and convey according to his interest; or his death must be shown.

3. Had Christopher Limond a wife at the date of indenture of 23rd June, 1864, who was married to him before 1834? If so, she must release her right to dower.

4. Under the will of Robert Limond the legal estate in fee simple was devised to Charles Porter and Abraham Walton upon trust; these trustees, or the survivor (if living), or his legal personal representative, must concur in the conveyance to the purchaser. See General Observation, No. 17, p. 210; and 37 & 38 Vict. c. 78, s. 4. N.B.—Sect. 30 of C. A. 1881, does not apply to this case.

5. The mortgage debt of £2,000 secured by the mortgage of 20th February, 1870, must be paid off out of the purchase-money; and the surviving mortgagee must join in the conveyance. There is no declaration in the mortgage that the mortgagees were to be entitled to the mortgage debt and interest as joint tenants. There is no survivorship in equity between mortgagees. The will of Thomas Bryan must be abstracted, and the probate or letters of administration of his effects must be produced;

and his executors or administrators must concur in the conveyance to admit that they have no interest in the mortgage debt or to release.

6. Some evidence must be furnished showing that the descriptions of the property in the abstract include the lands comprised in the particular of sale and contract; this can be done by furnishing tracings from the tithe commutation map of the parish, and the old leases, &c., and by a statutory declaration by some person acquainted with the property.

7. A statutory declaration by some disinterested person well acquainted as to the following facts, and identifying the parties, should be furnished (with certificates), viz. :—

Death or burial of Clara Vallotton, and evidence that she died without issue, an infant, and unmarried.

Death of John Thorburn, the trustee, if dead.

Death of Thomas Bryan.

Death of Christopher Limond, and evidence that he died unmarried and without issue, or that his issue has failed; this evidence is most important.

And the several places and dates of the deaths or burials of the parties should be stated.

The certificates necessary to verify the above declaration should be produced and made exhibits thereto.

8. Is there any claim for compensation by the tenant for acts of husbandry done by him on the farm?

9. The usual searches must be made as against Christopher Limond and Benjamin Goodwin. See General Observations and Requisitions, pp. 203—216, and add such of them as are applicable to this title.

ABSTRACT No. 3.

FREEHOLD.

APPLETON'S TITLE.

1. The title commences in 1832.

2. Had Benjamin Stratton a wife living at the date of the mortgage of 9th January, 1832? If so, when did she die, and where was she buried? A certificate of her burial or death must be furnished, and evidence of her identity; or, if living, she must release her right to dower, unless barred of dower, which must be shown.

3. The Master's Report of 29th April, 1849, and the order *nisi* of 4th May, 1849, should be abstracted in chief, and the abstract should be verified with the record, or with office copies of that report and order.

Vendor's Answer:—

This Decree is a matter of record, and may be examined by the purchaser if he thinks proper so to do; the vendor has no other evidence of it than the recital.

[Further requisition—the vendor is bound to comply with this requisition (so far as it relates to an abstract in chief of the order of 4th May, 1849).]

[Office copy order obtained.]

4. The abstract of the Decree of 10th June, 1840, in the suit "*Combe v. Stratton*," and of the Master's Report of 17th June, 1848, and of the order of 8th November, 1848, confirming that report, and of the order of 23rd May, 1849, confirming the sale to Jacob Appleton, should be verified with the record or with office copies of those proceedings.

Vendor's Answer :—

The vendor has not office copies of these proceedings; they are all matters of record, and may be examined with the record at the purchaser's expense.

5. It is very questionable whether the gift in the will of Jacob Appleton of all his "Property," &c. passed the fee simple of his real estates to his nephew Richard Appleton. Who is the heir-at-law of Jacob Appleton? He should concur and join in the conveyance to the purchaser.

Vendor's Answer :—

The word "Property" in a devise will pass the fee simple of real estates, unless from the context the gift appears to apply only to personal estate. Mr. Jarman (on Wills) cites numerous authorities to that effect. See *Lloyd v. Lloyd*, L. R., 7 Eq. 458.

6. The receipt for the succession duty which became payable on the death of Jacob Appleton must be produced, and handed to the purchaser on completion.

Vendor's Answer :—

This will be done.

7. Richard Appleton by his will charged his real estates with the payment of his debts. Have the testator's debts been paid? This should be shown.

How is it shown that the purchaser is relieved from the responsibility of ascertaining that all the testator's debts are paid before the completion of the purchase? and from the responsibility of seeing to the application of the purchase-money?

Vendor's Answer :—

The testator's debts cannot be paid until his estates are sold. A devisee of real estates charged with debts had always power to sell the estates and give a discharge for the sale monies ; otherwise the debts could not be paid.

But this is a case (an implied trust) which appears to be provided for by the 14th section of the Act 22nd & 23rd Vict. c. 35. The 23rd section of the same Act relieves the purchaser from the responsibility of seeing to the application of the purchase-money. The vendor is also executrix.

8. The succession duty, which became payable on the death of Richard Appleton, must be paid, and the receipt must be handed to the purchaser.

Vendor's Answer :—

This will be done.

9. The usual searches for incumbrances as against Richard Appleton and Mary Ann Appleton must be made. See General Observation, No. 13, pp. 206—209.

10. Certificate of death and burial of Donald Pringle must be furnished. His devisee of mortgaged estates, Thomas Redfern, must join in the conveyance.

Vendor's Answer :—

The devise of trust and mortgaged estates did not take effect. 44 & 45 Vict. c. 41, s. 30. The executor Donald James Pringle will join.

[Add such of the General Observations and Requisitions, pp. 203—216, as are applicable to this title.]

ABSTRACT No. 4.

FREEHOLD TITLE.

BETTINSON'S TITLE.

Observations.

This title commences with a covenant to stand seized to uses by Robert Franklyn, made on the marriage of his son, Edward Franklyn, with Mary Denton.

A duly verified certificate of this marriage should be obtained, otherwise it will not appear that the contingent remainders limited by the settlement became vested remainders.

The recital of the death of Robert Franklyn in the recovery deed of 4th May, 1817, may be considered as sufficient evidence of that fact.

Joseph Bettinson by his will devised his estates to his wife for life, and after her death to Peter Hart and John Thorpe, in fee, upon trust that they or the survivor of them, or the heirs of the survivor, should sell; but there does not appear to be any power of sale in the "assigns" of the surviving trustee; if the power or trust for sale be not given to the "assigns" of the trustees or surviving trustee, Charles Kimber (as the devisee of trust estates in the will of Peter Hart) cannot execute the trust for sale, or make a title to the estate without the concurrence of the parties beneficially interested in the money to arise from the sale; and if the concurrence of the heir-at-law of Joseph Bettinson can be obtained, it will be desirable, or an action must be instituted, and the sale made under a decree of the Court.

A certificate of the death of Isabella Bettinson

REQUISITIONS. ABST. No. 4.—FREEHOLD. 151

should be furnished, and evidence of her identity.

Receipts for the succession duties which became payable on the deaths of Joseph Bettinson and Isabella Bettinson must be handed to the purchaser, or it must be shown that only legacy duty is payable on the estate. Searches for judgments, &c. must be made as against Joseph Bettinson.

See General Observations and Requisitions, pp. 203—216, and add such of them as are applicable to this title.

ABSTRACT No. 5.

FREEHOLD.

DENHAM'S TITLE.

Observations.

Inquiry must be made whether John Chapman, the vendor in the conveyance of 3rd November, 1826, was married at the date of that conveyance, and if so, whether his then wife or widow be now living; and whether John Chapman be dead, and when he died, and where he was buried. If he be living, or in case he has not been dead 20 years, his wife or widow (if living) is entitled to dower out of the estate (unless barred by settlement or other provision, which must be shown), and must release her dower.

It appears from the abstract and pedigree,
That Richard Sandall (the testator) died in November, 1853.

That Jane Sandall, his widow, is living.
Jane Sandall is entitled to dower out of the

estate (unless barred by settlement or some other provision, which must be shown), and she must concur in the conveyance to the purchaser to release her dower, or execute a release of dower previously.

That Jonathan Sandall (the tenant for life under the will of Richard Sandall) had issue two children only, who both died in his lifetime, under age and unmarried.

That Jonathan Sandall died in August, 1860, without leaving any issue him surviving.

That Maria Sandall married Benjamin Walton, and had issue only one child, a daughter, Frances Walton.

That Maria Walton died in 1856, in the lifetime of Jonathan Sandall, her brother, leaving her daughter, Frances Walton, her surviving.

That Frances Walton attained 21 years of age, and died in July, 1858, without issue and unmarried.

That Benjamin Walton is living.

Under the will of Richard Sandall, Maria Walton became entitled to one moiety of the estate as tenant in tail general in remainder, and she having died in the lifetime of her brother (the tenant for life), her husband Benjamin Walton, did not on her death become seized of her moiety during his life as tenant by the curtesy of England; to complete the right of a husband to curtesy, the wife must have died seized in possession.

That Eliza Sandall (who under the will of the testator became entitled to the other moiety of the estate as tenant in tail general in remainder) married Charles Darwin, and had issue one child, Samuel James Darwin, and died in February, 1862.

That Charles Darwin and Samuel James Darwin are both living.

Eliza Darwin survived her brother Jonathan Sandall, and her sister and niece, who died leaving no issue, and, under the limitation of cross remainders in the will, Eliza Darwin became entitled to the other moiety (making the entirety) of the estate as tenant in tail general in possession, and on her death her husband Charles Darwin became entitled to the entirety during his life as tenant by the curtesy.

Under the 22nd section of Act 3 & 4 Will. 4, cap. 74, Charles Darwin, as tenant by the curtesy, became protector of the settlement created by the will of Richard Sandall, and as Charles Darwin did not (as protector) concur in or consent (conformably to the Act) to the disentailing deed of 9th November, 1863, the effect of that deed was only to bar the estate tail and to create a base fee in Samuel James Darwin, and the remainder in fee over was not barred. It is stated that Samuel James Darwin is a bachelor; if he dies without issue, and without having converted the base fee into a fee simple by a proper assurance, or when his issue fails, the base fee will determine and the estate will go over and belong to the person entitled to the remainder in fee under the will.

Sed vide sect. 6
of 37 & 38
Vict. c. 57.

The conveyance of 29th May, 1864, only passed the base fee. The purchaser cannot accept a base fee.

As Charles Darwin and Samuel James Darwin are stated to be both living, the vendor (if the purchase proceeds) must complete his title to the fee simple before the conveyance to the intended purchaser. The vendor must obtain

154 REQUISITIONS. ABST. No. 5.—FREEHOLD.

a proper assurance and conveyance from Charles Darwin (as tenant by the curtesy, and protector) and Samuel James Darwin to the vendor, so as to convert the base fee into a fee simple, which deed must be duly enrolled.

An abstract or draft of the proposed deed must be furnished to the purchaser's solicitor.

Unless this conveyance and confirmation be obtained the purchaser must decline to complete.

The objections to the joining of Charles Darwin and Samuel James Darwin in the conveyance to the intended purchaser, are—

1st. The length of the conveyance will be increased.

2nd. The cost of enrolling the deed.

3rd. The costs of the solicitor of the Darwins in perusing the draft and obtaining their execution, &c.

These costs must be paid by the vendor.

If the purchase be proceeded with, the following evidence must be required and furnished, and searches and inquiries made:—

1. Receipts from the Inland Revenue Office for the succession duties which became payable on the respective deaths of Richard Sandall, Jonathan Sandall, and Eliza Darwin (the succession duty payable in respect of the death of Eliza Darwin will become payable on the death of Charles Darwin, and must be commuted for and paid by the vendor).

2. Duly authenticated certificates of the marriages of Jonathan Sandall, Maria Walton, and Eliza Darwin.

Of the births of Frederick Sandall, Caroline Sandall, Frances Walton, and Samuel James Darwin.

And of the deaths of Frederick Sandall,

Caroline Sandall, Jonathan Sandall, Maria Walton, Frances Walton, and Eliza Darwin.

3. Statutory declarations to the following effect by persons intimately acquainted with the family and identifying the parties—

That Jonathan Sandall had no more than the two children before named; that they both died without issue and unmarried, and that Jonathan Sandall was only married once.

That Maria Walton was only married once, and that she had no other child than Frances Walton; that Frances Walton died without issue and unmarried.

That Eliza Darwin was only married once, and had no other child than Samuel James Darwin.

4. Searches must be made at the Public Record Office, Rolls Buildings, Chancery Lane, for any disentailing deeds and assurances by Maria Walton, Frances Walton, Eliza Darwin, and Samuel James Darwin; and as to Samuel James Darwin, search should be made for the last preceding year, at the Chancery Inrolment Office.

5. Searches should be made as against Richard Sandall, Frances Walton, Charles Darwin, and Samuel James Darwin, for judgments, crown debts, and *lis pendens* for the last five years; for annuities, for writs, or other process of execution under the Judgment Act, 1864, and for writs or other process under the Crown Suits Act, 1865, from the 1st November, 1865. And searches as against the same parties should also be made in bankruptcy and insolvency. And inquiries should be made of the vendor's solicitor whether any of the parties have been bankrupt or insolvent.

156 REQUISITIONS. ABST. No. 5.—FREEHOLD.

6. All the instruments abstracted should be produced and examined with the abstract; and it should be ascertained that all the deeds are properly stamped.

7. The mortgage to Arthur Lorton must be paid off out of the purchase-money, and the mortgagee must concur in the conveyance to the purchaser.

See General Observations and Requisitions, pp. 203—216, and add such as are applicable to this title.

ABSTRACT No. 6.

FREEHOLD TITLE.

ADAMS' TITLE.

Observations.

Abstract, page 1.—The probate, or an office copy of the will of Jacob Smith, must be produced to ascertain that Julia Mason (the wife of Joseph Mason) took an estate in fee simple under it, and also some evidence must be furnished of the seizin of Jacob Smith.

This having been the estate claimed as belonging in fee to a *feme covert*, the conveyance in 1818 to Samuel Adams was, by the fine levied by Mason and wife—at that period married women could only convey their estates by fine or recovery.

Samuel Adams having died in 1830, his heir-at-law must be sought under the old law of inheritance, and as real estates would not then lineally ascend, and collateral relations of the

REQUISITIONS. ABST. No. 6.—FREEHOLD. 157

half blood were excluded, the heir of Samuel Adams, at his death, appears (from the Adams' pedigree) to have been his great uncle, Titus Adams. Titus Adams by his will devised his real estates to his daughter Rebecca Adams, who (if living) appears to be the person now entitled to the estate.

The following certificates and evidence must be furnished, viz., certificates of the

Marriages of Adam Adams with Eliza Best.

Joshua Adams with Jane Thorpe.

Noah Adams with Mary Barnes
and Sarah Barton.

Births of Joshua Adams, Titus Adams,
Noah Adams, George Adams,
Samuel Adams, Maria Adams.

Deaths of George Adams, unmarried.
Sarah Adams.
Samuel Adams, unmarried.
Maria Adams, unmarried.
Annie Sykes.

A statutory declaration must be furnished in support of the pedigree generally, and that none of the parties named in the pedigree had any other children than those stated in the pedigree.

Receipts for succession duty which became payable on the deaths of Titus Adams, Sarah Adams and Annie Sykes to be furnished.

Searches to be made as against Rebecca Adams.

See General Observations and Requisitions, pp. 203—216, and add such as are applicable to this title.

158 REQUISITIONS. ABST. No. 7.—FREEHOLD.

ABSTRACT No. 7.

FREEHOLD TITLE.

Observations.

[Prior to the reading of this abstract it will be instructive to the student to read carefully the canons of descent as stated by Sir William Blackstone, in his Commentaries, 2nd volume—which may be referred to as the old law of inheritance; and then to read 3 & 4 Will. 4, cap. 106, which came into operation on 1st January, 1834, and which defines the new law of inheritance. The law relating to descent, and the evidence required to prove heirship, is conveniently stated in 1 Byth. & Jarm. Conv., 4th ed., pp. 130—158.]

DAYRELL AND LYDFORD'S TITLE.

These are two pedigree titles; and the title to the estate depends upon the evidence which can be adduced in support and proof of the accuracy and completeness of the statements in the pedigrees; and various certificates and other evidence of marriages, births, and deaths, and other facts, will be requisite to be called for and furnished in support of the abstract and pedigrees.

It sometimes happens that at very long distances of time a widow of a former owner may be living who is entitled to dower. In this case Thomas Mantell may have had a wife on Nov. 29, 1807, and it is possible, but highly improbable, she may now be entitled to dower.

The probates of the wills of Isaac Dayrell and Robert Lydford must be produced, and carefully compared with the abstract.

REQUISITIONS. ABST. No. 7.—FREEHOLD. 159

The following duly authenticated certificates must be furnished:

1. Of the marriages of
Timothy Dayrell with Mary Johnson.
Isaac Dayrell with Maria Carter.
Sarah Dayrell with Reuben Lydford.
Charles Lydford with Mary Dealtry.
Thomas Lydford with Celia Rutter.
Reuben Lydford (twice).
2. Of the births of
Isaac Dayrell. Sarah Dayrell.
George Dayrell. William Dayrell.
Susan Dayrell. Joseph Dayrell.
Jane Dayrell. Christopher Lydford.
3. Of the deaths of
George Dayrell. Reuben Lydford.
Maria Dayrell. Isaac Dayrell.
Joseph Dayrell William Dayrell.
Sarah Lydford (*née*)
Dayrell. Jane Dayrell.
Christopher Lydford. Thomas Lydford.

A statutory declaration or declarations by a person or persons intimately acquainted with the families generally in support of the pedigrees and of the facts therein stated, and particularly showing

That George Dayrell, William Dayrell, Joseph Dayrell, Jane Dayrell, and Robert Lydford (the testator) all died unmarried.

That Isaac Dayrell, Sarah Dayrell, and Thomas Lydford were respectively only married once, as appears by the pedigrees.

That Reuben Lydford was only married twice, as appears in pedigree.

That Reuben Lydford had no other child than Christopher Lydford.

And that Timothy Dayrell, Isaac Dayrell, and Thomas Lydford had no other children than those named in the pedigree.

As to the Dayrell Moiety.

Sarah Lydford (as a devisee in the will of her father, Isaac Dayrell) became entitled in fee in remainder to one half of this moiety by purchase, and she became entitled to the other half by descent as the heir-at-law of her sister, Jane Dayrell.

Sarah Lydford (the wife of Reuben Lydford) having died in the lifetime of her mother, Maria Dayrell (who was tenant for life of this moiety), and having only an estate in fee in remainder in this moiety, and never having been in possession, her husband, Reuben Lydford, did not on her death become entitled to this moiety as tenant by the curtesy; and on the death of Sarah Lydford the Dayrell moiety descended upon her son, Christopher Lydford.

As Sarah Lydford appears to have died under 21 years of age, she was not able to dispose of or charge this moiety, therefore it will not be necessary to search for a fine or recovery as levied or suffered by her.

Christopher Lydford died in 1833, before 3 & 4 Will. 4, c. 106, came into operation; and upon his death, an infant, this moiety descended upon his aunt, Susan Dayrell, who was his heir-at-law according to the old law of inheritance (but subject to life estate of Maria Dayrell); therefore Susan Dayrell, who by the pedigree appears to be living, became (on the death of Maria Dayrell) entitled in fee simple in possession to this moiety.

As to the Lydford Moiety.

Reuben Lydford, who was seized in fee simple in possession of this moiety by purchase under the will of his uncle, Robert Lydford, died without any issue surviving him, and intestate; but leaving a widow. It appears from the pedigree that he was the only child of Thomas Lydford.

Reuben Lydford having died in 1883, his heir-at-law must be sought for under the new law of inheritance, 3 & 4 Will. 4, c. 106, sect. 6. And this heir appears to be his grandfather, Charles Lydford, who (according to the pedigree) is now living. On the death of Reuben Lydford intestate, his widow, Rebecca Lydford (unless barred of dower by declaration or some other mode, which must be shown) became entitled to dower out of this moiety.

Therefore (as to the Dayrell moiety), Susan Dayrell will be the party to convey, and (as to the Lydford moiety) Charles Lydford will be the party to convey, and Rebecca Lydford to release the dower; and these three persons can make a good title to the entirety of the estate, subject to the former observation as to the widow (if any) of Thomas Mantell.

Succession duties.—Receipts for the succession duties which became payable on the deaths of Maria Dayrell (as to one moiety) and Reuben Lydford (as to the other moiety), must be produced and handed to the purchaser or mortgagee.

Searches for judgments, &c.

These searches must be made as against Reuben Lydford, Charles Lydford, and Rebecca Lydford, and Susan Dayrell. See General Observations and Requisitions, pp. 203—216, and add such of them as are applicable to this title.

ABSTRACT No. 8.

FREEHOLD.

IMBERT'S TITLE.

Observations.

By the conveyance of 13th and 14th August, 1815, the property was conveyed to the use of Marmaduke Chalmer and S. Jones as joint tenants in fee; as to estate of Jones in trust for Marmaduke Chalmer and his heirs:—

Marmaduke Chalmer survived Jones, and (on the death of Jones) the legal fee simple in the entirety became vested in Marmaduke Chalmer in fee.

Marmaduke Chalmer by his will devised one moiety of the estate to Charles Chalmer in tail general, with remainder to Charles Chalmer in fee; Charles Chalmer died without issue; the estate tail determined, and the remainder in fee in this moiety passed by his will. Marmaduke Chalmer by his will devised the other moiety of the estate to Maria Chalmer in tail general, with remainder to her in fee. Maria Chalmer died unmarried; the estate tail determined, and the remainder in fee in this moiety passed by her will.

As to the Moiety of the Estate which belonged to Maria Chalmer:

By her will Maria Chalmer devised the legal estate in this moiety unto and to the use of Sart and Parton and their heirs upon trusts, i. e., upon trust for Antonia Dornton for her separate use during her life; after her death in trust for such of her children as being sons should attain 21, or being daughters should attain that age or marry; if only one child, in trust for such child in fee simple; if no such child, in trust

REQUISITIONS. ABST. No. 8.—FREEHOLD. 163

for Robert Chalmer in fee. Antonia Dornton married James Imbert; she had only one child, viz., Richard Imbert, and died before he attained 21 years of age.

The limitations to the children of Antonia Imbert being equitable contingent remainders, they did not fail in consequence of the failure of the particular estate (i. e., the life estate of Antonia Imbert) during the contingency, and this moiety now belongs to Richard Imbert in fee.

As to Moiety of the Estate which belonged to Charles Chalmer:

By his will he devised this moiety, to uses (i. e. legal estates), viz.:

To use of his wife Julia for her life . . .
remainder

To use of his niece, Antonia Dornton, for
her life for her separate use . . remainder

To use of such of her children as she should
by deed or will appoint,

In default of appointment,

To use of her children or only child who
should attain 21 years of age or marry,

If no such child, to Robert Chalmer in fee.

Antonia Dornton married James Imbert.

Antonia Imbert did not exercise the power of appointment.

The limitations in the will of Charles Chalmer to the children of his niece Antonia, being legal contingent remainders, and Julia Chalmer and Antonia Imbert having both died before the child of Antonia had attained 21 years of age, the contingent remainder to Richard Imbert (the child of Antonia) failed for want of a particular estate to support it, and this moiety of the estate, on the death of Antonia, devolved

to Robert Chalmer as the heir-at-law of Charles Chalmer.

[See cases as to equitable and legal contingent remainders collected in *Re Eddel's Trusts*, L. R., 11 Eq. 559; *Astley v. Micklethwait*, 15 Ch. Div. 59, and *Marshall v. Gingell*, 21 Ch. D. 790. The following are the statutes which relate to contingent remainders:—10 & 11 Will. 3, c. 16;* 8 & 9 Vict. c. 106, and 40 & 41 Vict. c. 33.]

* In Rev. Ed.
St. 10 Will. 3,
c. 22.

A statutory declaration by some disinterested person well acquainted with the family as to the following facts, and identifying the parties, should be furnished (with certificates):—

Death of Charles Chalmer without issue.

Death of Maria Chalmer without issue and a spinster.

Death of Julia Chalmer.

Marriage of Antonia Dornton.

Birth of Richard Imbert.

Death of Antonia Imbert.

That Antonia Imbert had no other child than Richard Imbert, and that she was only married once.

The certificates necessary to verify the above declaration should be produced, and made exhibits thereto.

And the several places and dates of the several deaths or burials, marriage and birth or baptism of the parties respectively should be stated in the declaration.

Receipts from the Inland Revenue Office for the succession duties which became payable on the respective deaths of Julia Chalmer and Antonia Imbert must be furnished to the purchaser.

The usual searches for incumbrances must be

REQUISITIONS. ABST. No. 9.—FREEHOLD. 165

made as against Richard Imbert and Robert Chalmer. See General Obs., No. 13, pp. 206—9.

Search should be made for deeds of disentail by Charles Chalmer and Maria Chalmer, to ascertain if either of them have barred his or her estate tail.

See General Observations and Requisitions, *post*, pp. 203—216, and add such as are applicable to this title.

ABSTRACT No. 9.

FREEHOLD.

PARKES' TITLE.

This title commences with a lease in 1780 for 999 years—a long term.

In 1830 the termor assigned the term to a trustee to attend the inheritance, and then made a feoffment and levied a fine to acquire a tortious fee; in the deed assigning the term, it is stated that the reversioner was not then known. It will be requisite to have a statutory declaration that no rent has been paid during a long term of years last past to satisfy the terms of the 8th section of 37 & 38 Vict. c. 57, and the 65th section of 44 & 45 Vict. c. 41.

If the title be accepted, a title must be shown to the term, and the term must now be enlarged at the vendor's expense under sect. 65 of 44 & 45 Vict. c. 41.

Under the will of Edward Parkes, his three sons took as tenants in common in fee.

As to Jeremiah's third.

By the settlement 27th June, 1840, made on the marriage of Jeremiah Parkes, his third was

(subject to the life estates of Jeremiah Parkes and Charlotte Benson) limited to the use of the issue of the marriage. In a deed the word "issue" is not a word of limitation; and it is apprehended that the effect of the settlement was to give only life estates in this third to the three children of the marriage, and that (subject to the life estate of Mrs. Charlotte Parkes) the three children are now entitled to this third during their lives as tenants in common in remainder. Subject to their life estates, this third is vested in Mrs. Parkes in fee under Jeremiah's will.

As to Rowland's third.

Rowland Parkes by his will devises his one-third to his brother, Jeremiah, and his children; the effect of which, it is apprehended, was to give them the fee simple as tenants in common.

Jeremiah Parkes by his will devises his real estates to his wife Charlotte.

Therefore, as to Frederick's one-third, he will be the party to convey.

And as to the other two-thirds, Mrs. Charlotte Parkes and her three children will be the parties to convey, according to their respective interests. The usual evidence must be furnished as to the marriage of the parties, births and number of children, and deaths of parties. (See *post*, p. 176.)

The usual searches for incumbrances must be made as against all the conveying parties.

See also General Observations and Requisitions, *post*, pp. 203—216, and add such as are applicable to this estate and title.

ABSTRACT No. 10.

FREEHOLD.

DENNE'S TITLE.

Observations.

The deeds of 4th and 5th March, 1820 (recited in the deed of 1834), should be produced for examination by the purchaser's solicitor, and it must be ascertained that the deeds are properly stamped.

William Denne's will must be carefully examined, and it must be registered in Middlesex as against the heir-at-law.

Mrs. Laura Denne, who appears to have been married to William Denne before 1834, must concur in the conveyance to the purchaser to release her right to dower, and also to release the estate from her life annuity of £200, given to her by the will of William Denne.

Julia Denne must release the estate from her life annuity of £50; the succession duty on the annuity to Julia must be commuted for and paid, and the succession duty payable by Charles Denne must be paid, and the official receipts for these duties must be handed to the purchaser. If either of the annuitants refuse to release, application to the Court must be made under sect. 5, C. A., 1881.

See General Observations and Requisitions, *post*, pp. 203—216, and add such as are applicable to this estate and title.

The searches should be as against William Denne and Charles Denne.

The Middlesex Registry must be carefully searched to see that the abstract is complete.

ABSTRACT No. 11.

FREEHOLD.

CROSBY'S TITLE.

Observations.

1. What title deeds relating to the estate are in the possession of the vendor? Has she the custody of the deeds of 17th and 18th November, 1835?

2. It should be ascertained whether Robert Foster, the vendor, in 1835 had a wife, then and now living, who was entitled to dower; and when Robert Foster died, if he be dead. See General Observation No. 19.

3. Was Isaac Crosby a bankrupt or insolvent debtor before 1868? If so, when?

4. Joseph Morton, the trustee, must concur in the conveyance to the purchaser.

5. The settlement made by the deed of 13th September, 1867, appears to be a voluntary settlement by Isaac Crosby, and to have been made for the purpose of defrauding his creditors; and as he became bankrupt so soon after the date of the settlement, the title is objectionable on those grounds, and the settlement would seem to be void (under the statute 13 Eliz. c. 5) as against the mortgagee and the assignees in bankruptcy.

How is it shown that this settlement can be supported, and that Mrs. Eleanor Crosby can make a good title as against, and without the concurrence of, the mortgagee and the assignees in bankruptcy?

[*Reply of Vendor's Solicitor* :— It appears clearly from the settlement of 1867 that £500

REQUISITIONS. ABST. No. 11.—FREEHOLD. 169

was paid by Peter Adams to Isaac Crosby as a consideration and inducement to him to make this settlement. The payment of this sum (being a valuable consideration) had the effect of supporting the settlement under the 27 Eliz. c. 4, and prevents it from being purely voluntary, and took it out of the operation and meaning of the 13 Eliz. c. 5. The settlement is perfectly valid, and Mrs. Crosby can make a good title to the purchaser.

See the case of *Bayspoole v. Collins*, L. R., 6 Ch. 228, and the cases there cited.]

See General Observations and Requisitions, *post*, pp. 203—216, and add such as are applicable to this title.

The searches must be against Isaac Crosby and Mrs. Eleanor Crosby.

ABSTRACT No. 12.

FREEHOLD.

Observations.

The Settled Land Act, 1882, does not seem to empower persons who are entitled to the income of land under a trust or direction for payment thereof to him “for years determinable on life,” to sell the land (see section 58(ix), and compare it with section 58(vi)), and the trustees of the property proposed to be sold do not appear to have any power of sale.

COPYHOLD.

ABSTRACT No. 13.

COPYHOLD TITLE.

PENISTAN'S TITLE.

Purchaser's Requisitions.

1. It appears that a heriot is payable on the death of a tenant. Is it payable on any other occasion? This is the case in some manors.

2. The will of Jacob Penistan would appear to have been unattested. How is it shown that the copyhold estate was well devised by this will?

[*Vendor's reply* :—Previously to the passing of the Wills Act, 1 Vict. c. 26, copyhold estates would pass by an unattested will; the will of Jacob Penistan was made in 1830. The Wills Act does not apply to a will made before 1st January, 1838, although the testator died after that date; therefore this will was sufficient to pass this copyhold estate.]

3. It must be clearly shown that Maria Penistan survived her mother, otherwise the estate would appear beneficially to belong to the children of the testator's son, Robert Penistan.

4. It is stated that by the custom of the manor the descent is to the youngest son or youngest brother. The certificate of the steward of the manor as to this custom must be procured.

5. It is stated that Maria Penistan died intestate; this must be shown by the production of letters of administration to her personal

estate, and by a statutory declaration by the solicitor of the family, or by some other mode, as to the fact of the intestacy of Maria Penistan.

6. Evidence that George Penistan is the youngest brother (of the whole blood) of Maria Penistan must be furnished. To prove this, a certificate of the marriage of Jacob Penistan must be furnished, and also certificates of the births or baptisms of George Penistan and the other sons of Jacob Penistan; and a pedigree of the Penistan family, and a statutory declaration by some person acquainted with the family, that George Penistan is the youngest brother (of the whole blood) of Maria Penistan. George Penistan must be admitted tenant on the court roll.

7. What documents of title will be handed to the purchaser? If the deed of 27th October, 1860, is not handed to the purchaser, he must have an attested copy of it, and a covenant for its production.

8. What stamp is on the mortgage of 27th October, 1860?

9. The mortgagee must be paid off, and satisfaction of the conditional surrender of 17th June, 1870, must be entered on the court rolls.

10. Search should be made for judgments, lis pendens, writs of execution and annuities, as against Maria Penistan and George Penistan, and also in bankruptcy and insolvency, and for deeds of composition with creditors.

11. The receipt for the succession duty, which became payable on the death of Maria Penistan, must be produced and handed to the purchaser on completion.

12. Certificates of the deaths of Judith Penistan and Maria Penistan to be produced, and

172 REQUISITIONS. ABST. No. 13.—COPYHOLD.

evidence of their identity, by statutory declaration.

See General Observations and Requisitions, *post*, pp. 203—216, and add such as are applicable to this title.

ABSTRACT No. 14.

COPYHOLD TITLE.

DENTON'S TITLE.

1. It appears from the abstract of the will of Charles Denton that it was only attested by one witness.

Vendor's answer :—

At the date of the will of Charles Denton (1832), a will attested by one witness only was sufficient to pass copyhold estate.

2. Was Jeremiah Denton separately admitted tenant on the court roll?

Vendor's answer :—

The admission of Sarah Denton, the tenant for life, was the admission of the party entitled in remainder.

3. What stamp is on this surrender?

4. Did Jeremiah Denton surrender the copyhold estate to the use of his will?

Vendor's answer :—

At this time (1856) a surrender to the use of a will was not necessary.

5. Has the satisfaction of the conditional sur-

render to Richard Marton been entered on the court rolls of the manor? If not, the satisfaction must now be entered on the court rolls, in respect of this mortgage surrender.

Vendor's answer:—

Satisfaction shall be entered on the court rolls.

6. It appears that Robert Denton (one of the devisees named in the will of Jeremiah Denton) died in 1870, in the lifetime of his father, the testator of 1856; therefore it is presumed that the devise to Robert Denton lapsed, and that a moiety of the copyhold estate descended upon the customary heir of Jeremiah Denton, the testator.

What is the custom of the manor as to descent?

Vendor's answer:—

It is true that Robert Denton died in the lifetime of his father, Jeremiah Denton, the testator of 1856; but Robert Denton left issue four children, who are now living.

By the 33rd section of the Wills Act (1 Vict. c. 26) gifts to children who leave issue do not lapse.

7. Assuming that the devise to Robert Denton did not lapse, it is very questionable whether, under the words of the devise contained in the will of Robert Denton, the fee of a moiety of the copyhold estate passed to Joanna Denton, his widow, or only an estate for her life: who is the customary heir of Robert Denton?

Vendor's answer:—

It is submitted that, under the devise contained in the will of Robert Denton of the whole

of the testator's estate, the fee of the copyhold moiety passed to Joanna Denton, his widow; there can be very little doubt on this point on a reference to the cases collected in Jarman on Wills.

8. The following certificates must be furnished to the purchaser, viz. :—

1. A certificate of the death of Sarah Denton on 9th August, 1840.
2. A certificate of the death of Robert Denton on 4th November, 1870.
3. A certificate of the marriage of Robert Denton with Joanna his wife.
4. Certificates of the births of their three children.
5. A certificate of the death of Jeremiah Denton on 2nd February, 1876.
6. A certificate of the death of Maria Denton, the annuitant.
7. And a statutory declaration by a person or persons acquainted with the family, verifying the certificates and identifying the parties, and stating that Robert Denton left four children living at the time of his death.

9. The probates of the wills of Charles Denton and Jeremiah Denton, and the letters of administration to the estate of Robert Denton (with the will annexed) to be produced.

10. It must be shown who is the personal representative of Maria Denton, and, as such, entitled to receive the proportionate part of the annuity of £200 up to her death, and the arrears (if any).

11. The receipts for the succession duties

REQUISITIONS. ABST. No. 14.—COPYHOLD. 175

which became payable on the death of Jeremiah Denton, must be produced and handed to the purchaser, and also the receipt for the succession duty which became payable on the cesser of the annuity of £200 on the death of Maria Denton, and a receipt from her personal representative, showing the payment of a proportionate part of the annuity up to her death, must be handed to the purchaser.

See General Observations and Requisitions, pp. 203—216, and add such as are applicable to this title. Searches must be made against Jeremiah Denton and the vendors.

ABSTRACT No. 15.

FREEHOLD, LATE COPYHOLD.

MORTON'S TITLE.

*Requisitions and Observations on part of a
Purchaser.*

1. What is the custom of the manor of B—— as to freebench? Does the right to freebench attach during the life of the tenant? Is there any widow of Sir Hubert Raymond, or any wife or widow of Sir Henry Charles Raymond, or Alfred Rochfield, now living? If so, she should release her right to freebench or dower, unless barred by settlement or some other mode, which must be shown. If the wives of these three persons be dead certificates of their deaths should be furnished, and declarations as to their identity.

2. Evidence must be furnished (by the certificate of the steward of the manor, or other-

wise), that the admission and surrender of 24th April, 1856, to bar the entail in Sir Henry Charles Raymond was duly entered on the court roll within six months after the surrender was made. [Sometimes it happens that the court rolls are not completed for years after the transactions take place.]

3. The following certificates must be furnished to the purchaser, viz.:—

1. Certificate of the marriage of Sir Roland Raymond.
2. Certificate of the baptism or birth of Sir Henry Charles Raymond, to show that he was 21 years of age at the date of the surrender of 24th April, 1856.
3. Certificate of death of Sir Roland Raymond and a statutory declaration by some person acquainted with the family, verifying the certificates, and identifying the parties, and stating that Henry Charles Raymond was the eldest or only son of Sir Roland Raymond. The certificates should be made exhibits to the declaration.
4. With respect to the conveyance of the freehold to Mr. Morton by the deed of 24th June, 1864, some difficulty will arise in completing the title, in consequence of the peculiar and very unusual form of the limitations in that deed. The legal estate is limited to Cheston (the trustee), his executors and administrators during the life of Mr. Morton, in trust for him, with remainder to the use of the heirs and assigns of Mr. Morton. So that the estate of Mr. Morton during his life is merely equitable, with a legal remainder to his heirs,—therefore the two estates cannot coalesce under the Rule

REQUISITIONS. ABST. No. 15.—COPYHOLD. 177

in Shelley's Case, which rule is inapplicable in this instance. How do the vendor's solicitors propose to remedy this defect?

5. The searches should be made as against Sir Henry Charles Raymond, Alfred Rochfield, and Mr. Morton, the vendor.

6. Receipt for the succession duty, which became payable on the death of Sir Roland Raymond, must be produced and handed to the purchaser on completion.

See General Observations and Requisitions, pp. 203—216, and add such as are applicable to this title.

ABSTRACT No. 16.

COPYHOLD.

HADLEY'S TITLE.

Observations and Requisitions.

1. What is the custom of the manor of D—— as to freebench? Is any widow of James Hadley now living? If so, she should release her right to freebench.

2. What was the custom as to descent in 1812?

3. The probate or an office copy of the will of Jonathan Parker should be furnished, and it should be ascertained that his daughter, Mary Parker, was executrix, and proved the will, and that the proper probate stamp is on it to cover the £500 mortgage debt and interest.

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4. Under the will of Christopher Phillips, the legal estate was devised to Benjamin Travis. The three children of Christopher Phillips were joint tenants in tail of the equitable estate, with cross remainders.

5. The following certificates of facts must be furnished to the purchaser, viz. :—

Births of the three children of Christopher Phillips, to show their ages ;

Deaths of Ada Phillips,
Charles Phillips,
Martha Phillips ;

And a statutory declaration by some person or persons well acquainted with the family, identifying the parties, and verifying the certificates, and showing and stating that Ada Phillips and Charles Phillips both died infants, without issue, and unmarried ; the certificates should be made exhibits to the declaration.

6. It must be shown that the deed of disentail of 23rd November, 1858, was duly entered on the court roll of the manor within six calendar months after the date and execution of the deed, otherwise the entail and the remainder over were not duly barred.

7. Receipts for the succession duties which became payable on the deaths of Martha Phillips, Ada Phillips, and Charles Phillips, must be produced and handed to the purchaser on completion.

And it should be ascertained that the probate and legacy duties which under the will of James Hadley became payable in respect of the purchase-money for the estate are paid.

8. The conveyance to the purchaser will be by a bargain and sale, from the executors and trustees of the will of James Hadley ; the pur-

REQUISITIONS. ABST. No. 16.—COPYHOLD. 179

chaser will be entitled to admission on this bargain and sale. The copyhold estate is not devised to the executors, and they have a common law power to sell: therefore the executors cannot be admitted; but it should be ascertained that the lord of the manor has not seized the estate *quousque* for want of a tenant. See Davidson's Conv., 4th ed., vol. 2, pt. 1, pp. 374, 375, notes.

See General Observations and Requisitions, pp. 203—216, and add such as are applicable to this title.

ABSTRACT No. 17.

LEASEHOLD FOR YEARS.

SETON'S TITLE.

1. The receipts for the ground rent and taxes and outgoings up to the day fixed for completion of the purchase must be produced to the purchaser's solicitor.

2. Have the succession duties which became payable on the respective deaths of Samuel Allen, Walter Jones, and Charles Seton, in respect of the property sold, been paid?

If not, they should be paid before the completion of the purchase; and the receipts must

180 REQUISITIONS. ABST. No. 17.—LEASEHOLD.

be produced, and handed to the purchaser on completion.

Vendor's answer :—

In these cases, succession duties are not payable; the sales are made by the administrators; after payment of the debts of the intestates, and the expenses of the administration of the estates, the surplus of the estates may become liable to succession duty. It appears on the abstract that a mortgage debt of £1,000 is payable out of the estate of Charles Seton; the succession duty is not a charge on the property under the circumstances.

3. Have the several letters of administration been registered in Middlesex?

Vendor's answer :—

The Registry Acts do not apply to letters of administration which are acts of the Court, and cannot be registered.

4. The identity of the property with that described in the lease of 3rd April, 1850, must be shown.

5. The mortgage debt must be paid off, and the mortgagee must concur in the assignment to the purchaser, at the vendor's expense.

Vendor's answer :—

This will be done.

6. When and where were the following persons buried, Samuel Allen, Walter Jones,

REQUISITIONS. ABST. No. 17.—LEASEHOLD. 181

and Charles Seton? Certificates of their deaths must be furnished.

Answer of vendor's solicitor :—

The conditions of sale stipulate that all certificates, &c. are to be searched for and obtained at the expense of the purchaser.

It shall be ascertained where the several parties were buried.

7. The Registry of Deeds for Middlesex must be carefully searched, to ascertain if the abstract be correct and complete; and it must be ascertained that all the documents have been properly stamped.

8. The lease, letters of administration, and other documents abstracted, must be produced.

See General Observations and Requisitions, pp. 203—216, and add such as are applicable to this title.

Opinion of Counsel as to payment of succession duty in respect of leaseholds, in cases where a sale is made by the personal representative of the deceased.

The duty payable in respect of leaseholds is clearly succession and not legacy duty. See sects. 1 and 19 of the Succession Duty Act, 1853. The succession duty, however, is made a charge not upon the very property itself, but upon the beneficial interest of the successor; and the personal representatives of the deceased have, for the purposes of administration, a

paramount power to sell his leaseholds. If not so sold by them, then the leaseholds in the hands of the successor, or any person claiming under him, would be liable to the duty; but if so sold, then it appears to me that they would cease to be liable, and the duty be payable upon the portion of the sale monies coming to the successor. I do not think that a purchaser can, in the absence of special circumstances, be required to ascertain whether or not the sale is properly made by the personal representatives, as this would involve him in the administration of the estate of the deceased; and the fact of the personal representatives being also the legatees, or next of kin, of the deceased, does not, in my opinion, make any difference, provided the sale be made by them in their representative capacity.

I think, therefore, that the purchaser can safely complete the purchase of the leasehold in question without requiring evidence of the payment of the succession duty which became payable on the death of any of the parties (owners) who died intestate.

ABSTRACT No. 18.

LEASEHOLD FOR YEARS.

LATHAM'S TITLE.

Requisitions on part of a Purchaser.

1. In what office have the houses been insured, in whose names, and in what amount? The policy must be produced, and the receipt for the last premium.

2. By the will of Robert Thornton, these leasehold houses were specifically bequeathed to the testator's daughter, Mary Robinson, for life, and after her death in trust for her children.

Is Mary Robinson living, or, if dead, had she any children?

For what reason were the leaseholds sold by Pember, the executor? Inquiry should be made whether Pember (the executor) assented to the specific bequest of the leaseholds.

It appears that Pember never proved the will of Robert Thornton, and that the other executor renounced probate. Mrs. Catherine Thornton, the administratrix with the will annexed, should now concur in the assignment to the purchaser. What amount of stamp duty was paid on the letters of administration?

3. The receipt for the succession duty which became payable on the leaseholds on the death of Robert Thornton must be produced.

Searches for judgments, &c. should be made as against Robert Thornton or Jonathan Latham.

See General Observations and Requisitions, pp. 203—216, and add such as are applicable to this title.

Replies by Vendor's Solicitor.

To Requisition 2—It is a general rule of law and equity, that an executor has an absolute power of disposal over the whole personal estate of his testator, and that it cannot be followed by legatees, either general or specific, into the hands of the alienee. The principle is that the executor in many instances must sell in order to perform his duty in paying debts, &c., and no one would deal with an executor, if liable afterwards to be called to account. In this case the sale was made by the executor very soon after the death of the testator. See Williams on Executors, 8th ed. 942.

ABSTRACT No. 19.

LEASEHOLD FOR YEARS.

HARTON'S TITLE.

Requisitions on title on behalf of purchaser or intended mortgagee, and replies of vendor's solicitor.

Requisitions.

1. The ground comprised in the lease of 1st July, 1830, is described as a piece of ground situate in the parish of St. , in the county of Middlesex. Evidence (by statutory declaration) must be produced, identifying the ground on which the ten houses sold have been built with the ground as described and com-

REQUISITIONS. ABST. NO. 19.—LEASEHOLD. 185

prised in the lease, and also as being the ground which has been laid out and is now known as part of Augusta Square, and the ten houses sold as being Nos. 1 to 10 in Augusta Square.

2. Office copies of the proceedings in the bankruptcy of Robert Chard and of the appointments of the official and creditors' assignees, must be produced and handed to the purchaser.

3. Under the covenant in the lease, no assignment was to be made without the written licence of the lessor. The written consent of the lessor to the assignment of the lease to Thomas Parker must be produced and handed to the purchaser.

4. Has the assignment of the lease to Thomas Parker been registered in Middlesex? If not, it must now be registered.

5. Have any of the parties named in the abstract (besides Robert Chard), to the knowledge of the vendor or her solicitor, been bankrupt, or taken the benefit of any of the Insolvent Acts?

Did Robert Chard take the benefit of any of the Insolvent Debtors Acts? and if so, when?

6. It must be shown that the will of Matthew Parker was signed by him and attested by two witnesses. The probates of the wills of Thomas Parker and Matthew Parker must be produced.

7. What amount of probate duty was paid on the two wills abstracted? It must be ascertained to be to the full amount of the property sold. If not, a further probate duty must be paid.

8. Have the wills of Thomas Parker and Matthew Parker been registered in Middlesex? If not, they should be registered, and the par-

ticulars of the registry should be furnished to the purchaser's solicitor.

[Reply.—These wills have not been registered. (See 37 & 38 Vict. c. 78, sec. 8; Harris & Clarkson's C. A., p. 184; Greenwood's Real Prop. Stat., p. 118.) In this title the lease was registered, and the assignment to Thomas Parker will be registered; and a further title cannot be made without giving notice of the wills, unless something should appear on search of the registry.]

9. Are the annuitants, Maria Watson and Clara Parker, named in the will of Thomas Parker, or either of them, now living? If living, they must join in the assignment and release the property. If both, or either of them, be dead, certificates of their deaths and evidence of their identity should be furnished, and receipts or admissions must be produced of the payment of the annuities, and receipts from the representatives of each or either annuitant (if dead) for a proportionate part of the annuity, up to the date of their respective deaths, must be produced.

10. The succession accounts and receipts for duty, in respect of the devolution of the property from Thomas Parker to his son, Matthew Parker, and in respect of the devolution of the property from Matthew Parker to his sister, Martha Harton, must be produced; and also the succession accounts and receipts for duty in respect of such of the annuities as have ceased, or the succession duties in respect of the annuities must be commuted for, if the annuitants be living.

11. The usual search should be made in the

REQUISITIONS. ABST. No. 19.—LEASEHOLD. 187

Middlesex Registry to ascertain that the abstract is complete, and for registered incumbrances.

See General Observations and Requisitions, pp. 203—216, and add such as are applicable to the title.

ABSTRACT No. 20.

LEASEHOLD FOR YEARS.

DORNTON'S TITLE TO LEASEHOLD ESTATE.

1. Was Heinrich von Kohn, the lessee in the lease of 29th September, 1840, an alien?

If so, had he been naturalized?

Vendor's answer :—

Heinrich von Kohn was an alien, but obtained a certificate of naturalization from the Secretary of State under the provisions of 7 & 8 Vict. c. 66. This will be produced. See also Act 33 Vict. c. 14.

2. It appears that Radford and Hensley, the mortgagees, were trustees of the Permanent Benefit Building Society; under what authority were they authorized to receive the mortgage debt of £400 and interest, and give a receipt for it? (See note, p. 188.)

A copy of the authority from the directors or trustees of the society must be furnished.

Vendor's answer :—

Under the rules of the Building Society.

3. Under what authority were the mortgagees authorized to indorse a receipt on the

mortgage, and what is the effect and purport of that receipt?

Vendor's answer :—

A certificate from the secretary of the Building Society will be obtained as to the authority of the trustees.

4. Will the mortgagees concur in the assignment to the purchaser?

Vendor's answer :—

This will not be necessary; the receipt indorsed on the mortgage revested the property in the mortgagor. (See 5th sect. of 6 & 7 Will. 4, c. 32.)

5. A printed copy of the rules of the Benefit Building Society, and a printed copy of the certificate of the barrister appointed to certify such rules, must be furnished to the purchaser.

Vendor's answer :—

Enclosed are rules of the Society, and the certificate that they are in conformity with the law.

[Note.—It appears from the conditions of sale that this Society was constituted before 1874, and has not been incorporated under 37 & 38 Vict. c. 42. The old law therefore applies, see sect. 7.

One of the conditions of sale is, that the production of a printed copy of the rules of the Benefit Building Society, and a printed copy of the certificate of the barrister appointed to certify such rules, shall be conclusive evidence that such society was legally constituted in all respects; and in cases where the vendor has

not such copies, it shall be assumed that the society was legally constituted in all respects; that all parties who acted as trustees of such society shall be assumed to have been properly appointed without any evidence; that all proceedings of such persons shall be deemed to have been regular, and that all acts done or to be done by them shall be assumed to be authorized and valid.]

6. There is no stamp on the mortgage. How is it exempted from stamp duty?

[Under sect. 4 of 6 & 7 Will. 4, c. 32; 37 & 38 Vict. c. 42, s. 7.]

7. The lease to H. von Kohn of 29th September, 1840, appears to have been an underlease, and that the ground comprised in that lease was part of certain ground comprised in the original lease of 25th March, 1840, and that Thompson, the lessor in the lease abstracted, was only a lessee. The property now purchased (with the other property comprised in the original lease) appears to be subject to a large annual rent, and to the performance of covenants reserved and contained by and in the original lease. Unless, therefore, a satisfactory indemnity can be furnished by the vendor, the purchaser cannot be compelled or advised to complete his contract; it will be for the purchaser to determine whether or not he is disposed to take the title—the contract provides that the title of the lessor shall not be required to be shown, or objected to.

N.B.—See *Camberwell and South London Building Society v. Holloway*, 13 Ch. Div. 754.

8. Maria Dornton, the annuitant mentioned

190 REQUISITIONS. ABST. No. 20.—LEASEHOLD.

in the will of Richard Thomas Dornton, must concur in the assignment to the purchaser, and release the property from her annuity, and the succession duty payable on her death must be commuted for.

9. The receipt for the succession duty which became payable on the death of Richard Thomas Dornton in respect of the property now sold, must be produced and handed to the purchaser.

10. Has the will of Richard Thomas Dornton been registered in Middlesex? (See Harton's Title, No. 19, p. 186, as to registering wills.)

11. The Middlesex Registry must be searched.

See General Observations and Requisitions, p. 203—216, and add such as are applicable to this title.

[EXTRACTS from Clauses in Acts relating to Mortgages to Trustees of certain Benefit Building Societies which have not been Incorporated under 37 & 38 Vict. c. 42.

Under the Benefit Building Societies' Act, 6 & 7 Will. 4, c. 32, s. 4 (which incorporates the provisions of the Friendly Societies' Act, 10 Geo. 4, c. 56, s. 37), mortgages by members of a Benefit Building Society to the Society, were exempted from stamp duty.

All receipts endorsed on the mortgage deed are exempt from duty.

By 5th section of 6 & 7 Will. 4, c. 32, it is enacted, "That it shall be lawful for the

REQUISITIONS. ABST. No. 20.—LEASEHOLD. 191

trustees named in any mortgage made on behalf of such societies, or the survivors or survivor of them, or for the trustees for the time being, to endorse upon any mortgage or further charge given by any member of such society to the trustees thereof for monies advanced by such society to any member thereof, a receipt for all monies intended to be secured by such mortgage or further charge, which shall be sufficient to vacate the same, and vest the estate of and in the property comprised in such security in the person or persons for the time being entitled to the equity of redemption, without it being necessary for the trustees of any such society to give any reconveyance of the property so mortgaged; which receipt shall be specified in a schedule to be annexed to the rules of such society, duly certified and deposited as aforesaid.”]

ABSTRACT No. 21.

DERMER'S TITLE TO REVERSIONARY INTEREST IN
CONSOLS.

Observations and Requisitions on part of Purchaser.

1. The purchaser's solicitor must be satisfied that the £4,850 Consols are now standing in the names of Ashworth and Clift (the trustees of the testator's will), and that there is no distringas upon the stock which can affect the reversion proposed for sale. To enable the

192 REQUISITIONS. ABST. No. 21.—REVERSION.

purchaser's solicitor to satisfy himself on these points, the trustees must furnish him with a letter to the chief accountant of the Bank of England. (See form of this letter, *post*, p. 194.)

2. The purchaser must be satisfied that all the funeral and testamentary expenses and debts of Martin Oliver, the testator, and all the legacies given by his will, have been paid or satisfied.

3. The receipt for the legacy duty on the Consols must be produced, and a copy of it must be furnished to the purchaser.

4. The vendor must obtain a written admission from Ashworth and Clift (the trustees), that they hold the £2,425 Consols (one moiety of the £4,850) upon the trusts by the will of Martin Oliver declared concerning the £5,000 Consols, thereby given upon trust for Sarah Sanby for life, and at her death for Charles Sanby and Fanny Louisa Dermer.

5. The age of said Mrs. Sarah Sanby must be proved by the production of a certificate of her baptism or birth, and a declaration as to her identity, and her present address must be furnished.

6. A certificate of the marriage of Edwin Dermer with Fanny Louisa Dermer must be furnished, and a statutory declaration by some disinterested person as to their identity; the certificate should be marked as an exhibit to the declaration.

7. The probate of the will of Martin Oliver, and the deed of 4th March, 1868, must be produced and inspected by the purchaser's solicitor; and an office copy of the acknowledgment of the deed by Mrs. Dermer must be furnished to the purchaser.

8. The deed of 4th March, 1868, or a part of

it (if it has been executed in duplicate), should be handed over to the purchaser on completion. If it has been executed in duplicate, a memorandum of the assignment to the purchaser must be endorsed on the part retained by Mr. Dryden (the trustee of the deed). Was notice of the assignment of 4th March, 1868, duly given to the executors and trustees of Mr. Oliver's will?

9. The vendor (Mr. Dermer) must make a statutory declaration stating that he has never been bankrupt, or taken the benefit of any of the Insolvent Debtors' Acts, or assigned, or charged, or in any way dealt with his reversionary interest, or done any act which will prevent him from assigning his interest to the purchaser; a draft of this declaration should be submitted to the purchaser's solicitor before it is made.

10. Application must be made to the Reverend Mr. Ashwerth and Mr. Clift (the trustees of the testator's will), and to Mr. Dryden to inquire whether they have received notice of any charge by Mr. Edwin Dermer or his wife on the Consols, or any dealing with the Consols by either of them beyond the settlement abstracted. (See form of letter.)

11. The purchaser's solicitors should make the usual searches for proceedings in bankruptcy and insolvency, and for composition deeds with creditors as against Mr. Edwin Dermer, and also for any judge's charging order on the stock, and for his pendens against the trustees of the will.

12. Mr. Dryden must concur with Mr. Dermer, in the assignment to the purchaser.

13. If the purchase be completed a restraining notice (or order) must forthwith be served

194 REQUISITIONS. ABST. No. 21.—REVERSION.

on the Bank of England. See Gen. Obs. 3, *post*, p. 204.

14. Formal notice in writing of the assignment must be forthwith given to the trustees of the will.

Form of Letter to Chief Accountant of Bank of England, requesting information as to any distringas, &c., on Stock. (This letter must proceed from one of the Trustees in whose names the Stock is standing):—

“ To _____, Esq.,
“ Bank of England.

“ Sir,—I shall be obliged if you will give Mr. A—— B——, of _____, such information as he may require, with respect to the sum of £4,850, £3 per cent. Consols, now standing in the names of myself and the Reverend Francis Ashworth, and as to any distringas, restraining orders or notices, or other charges thereon.

“ I am, Sir, your obt. servt.

“ ALFRED CLIFT.”

Form of Letter of Inquiry to the Trustees of Fund and Executors of Will of the Testator. (N.B.—This Letter of Inquiry should be sent to all the Trustees of a fund):—

“ Gentlemen,

“ Mr. Edwin Dermer, of No. _____ Road, has proposed to sell to my client, Mr. _____, the reversionary interest of Mr. Dermer (expectant in possession on the death of Mrs. Sarah Sanby, of No. _____ Street), in £2,425 Consols, being a moiety of £4,850 Consols, which is stated to be now standing in

your joint names as the trustees and executors of the will of Mr. Martin Oliver, late of .

“Mr. Dermer states that his interest in the fund is derived under a settlement made by himself and his wife, Mrs. Fanny Louisa Dermer, dated 4th March, 1868.

“On the part of the proposed purchaser, I request the favour of your informing me, whether all the funeral and testamentary expenses and debts of Mr. Martin Oliver, the testator, and all the legacies bequeathed by his will, have been paid, and whether the above-mentioned sum of £4,850 Consols is now standing in your names as trustees of the will of Mr. Martin Oliver, upon the trusts by his will declared concerning a sum of £5,000 Consols thereby directed to be held for the benefit of Mrs. Sarah Sanby during her life, and after her death for the absolute benefit of Charles Sanby and Mrs. Fanny Louisa Dermer, in equal moieties; and whether this sum of £4,850 Consols stands by itself, or forms part of any, and what larger sum of stock; and whether the legacy duty on this stock has been paid, and if so, out of what fund it was paid; and whether you have received notice or are aware of any assignment or of any charge or incumbrance, or any bankruptcy or insolvency, affecting the share of Mrs. Fanny Louisa Dermer, or her husband Mr. Edwin Dermer, of and in such sum of stock, or of any circumstance which would prevent their dealing with their reversionary interest in the stock.

“It will oblige Mr. and Mrs. Dermer if you will sign the enclosed letter to the Chief Accountant of the Bank of England, describing the stock, and requesting him to afford me information whether there be any distringas or

restraining notice or order, or other charge on the stock, or any judge's order affecting the stock.

"I shall be willing to pay your solicitor's charges for his trouble in replying to this letter on your behalf.

"I am, &c.,

"To { Rev. Francis Ashworth.
Alfred Clift, Esq."

In case the Trustees do not make any reply to the application to them for information, a letter similar to the following can be written to them:—

"Gentlemen,

"On the ulto., I forwarded a letter to you with reference to the reversionary interest of Mr. Edwin Dermer, of No. Road, in a sum of £2,425 Consols (a moiety of a sum of £4,850 Consols now standing in your names as trustees of the will of the late Mr. Martin Oliver, of), and as to any notice you may have received of any dealings with or charges on such moiety of stock.

"I have not received any reply from you to my letter. I regret very much to occasion you trouble, but I shall be much obliged if you or your solicitor will favour me with a reply to my letter before the instant; and I beg to inform you that if I do not receive a reply on or before that day, I shall assume that you have no notice or knowledge of any charge or incumbrance upon or dealing with Mr. or Mrs. Dermer's moiety of the stock, and shall act accordingly.

"It would, however, be more satisfactory to me to have a written reply from you. I have no wish to give you personally the trouble of writing a reply; it will be equally satisfactory

REQUISITIONS. ABST. No. 21.—REVERSION. 197

if you write through the medium of your solicitor, whose charges I shall be willing to pay.

“ I am, &c.,

“ To Rev. Francis Ashworth and

“ Alfred Clift, Esq.”

Statutory Declaration by Vendor.

I, Edwin Dermer, of No. Road, in the county of , do solemnly and sincerely declare:

That I have never been bankrupt, or taken the benefit of any of the Insolvent Debtors Acts, and that I have not assigned or charged, or in any way dealt with the reversionary interest of my wife Fanny Louisa Dermer, or any interest in her right (except by an indenture of settlement, dated the 4th day of March, 1868, executed by myself and my said wife, and duly acknowledged by her), or otherwise in or relating to a moiety of £5,000 Consols, or other the fund for the time being representing the same, to which my said wife became entitled in reversion (expectant on the death of her mother, Sarah Sanby), under the trusts of the will of Martin Oliver, late of , deceased; or done any act which will prevent me from absolutely assigning my interest in such moiety of Consols or other the fund for the time being representing the same, to Mr. , the proposed purchaser.

And I make this solemn declaration, &c.

Notice to Trustees of Assignment.

“ To the Reverend Francis Ashworth and Alfred Clift, Esq. (trustees of the will of Martin Oliver, late , of , deceased).

“ I hereby give you notice, that by indenture dated the day of , 1872, made be-

198 REQUISITIONS. ABST. No. 21.—REVERSION.

tween Edwin Dermer, of Road, in the
county of , of one part, and of
 , of the other part, it is witnessed, that
for the consideration therein expressed, the
said Edwin Dermer assigned to the said
absolutely, all that the sum of £2,425 Consols,
part of a sum of £4,850 £3 per cent. Consoli-
dated Annuities, now standing in your joint
names as trustees of the will of Martin Oliver,
Esquire, in the books of the Governor and
Company of the Bank of England, or other the
stocks, funds, or securities, into or in which the
said sum of £4,850 Consols, or the produce
thereof, or any part thereof, may be converted
or invested under the power for that purpose
contained in the said will of the said Martin
Oliver, and the dividends and income of such
sum of £2,425, or other securities for the same,
after the decease of Sarah Sanby (the sister of
the said testator), and to which said moiety of
stock, and the dividends and annual income
thereof, the said Edwin Dermer is now entitled
in reversion (subject only to the life interest of
Mrs. Sarah Sanby, and expectant on her de-
cease), To hold the same unto the said ,
his executors, administrators, and assigns, abso-
lutely.

“I shall be obliged by your acknowledging
the receipt of this notice, and am

“Your obedient servant,

“A—— B——,

“Solicitor for the said

“ (purchaser.)

“(Date and residence.)”

ABSTRACT No. 22.

LIFE POLICY.

Observations.

In the case of this policy it appears that a claim is made for the payment of the sum assured not only by the executrix of the will of Mr. Shapland, the mortgagee of the policy, but also by Messrs. M—— & O——, the solicitors acting for Mrs. Wrayson, the administratrix of the estate of the assured.

On the part of the assurance company,

1. It must be ascertained by statutory declaration that the Rev. Tobias Wrayson, who in the policy is described as of Hastings, is the same person as the Tobias Wrayson who is described in the deed of 3rd November, 1866, as of _____, and who died at _____, on the 29th day of July, 1884.

2. It must be ascertained by search that neither the Reverend Tobias Wrayson or Mr. Arthur Shapland or his widow have ever been bankrupt, or taken the benefit of any of the Insolvent Debtors' Acts.

3. It appears that Mrs. Louisa Shapland is in possession of the policy, and therefore, under the mortgage of 3rd November, 1866, she can give the company a discharge for the claim.

4. With reference, however, to the letter of Messrs. M—— & O——, it will be proper to write to those gentlemen intimating that the claim will be paid to the executrix of the mortgage on a certain day (say a week after the claim shall have become actually due and payable), unless they shall in the meantime show sufficient cause to the contrary. If no answer

200 REQUISITIONS. ABST. No. 22.—LIFE POLICY.

is received to this communication, it will be requisite to preserve evidence of the delivery of such letter to Messrs. M—— & O——.

5. The mortgage of 3rd November, 1866, and the policy, with certificate of Mr. Wrayson's death, should be handed to the assurance company.

6. The probate of the will of Mr. Shapland should be inspected ; and it must be ascertained that the probate stamp is of sufficient amount to cover the sum assured and the bonus now payable on the policy.

ABSTRACT No. 23.

ABSTRACT OF THE TITLE OF MRS. CAROLINE
HOLCOMBE TO A POLICY OF ASSURANCE.

Policy of Life Assurance.—Equitable Mortgages.—Administration Suit.

Observations.

Policy No. 2,462.

Claim, Jasper Holcombe.

This Policy (No. 2,462), effected by Mr. Holcombe on his own life, was deposited by him in 1868 with Messrs. A—— B—— and Company, bankers, by way of security for the repayment of a loan, and an account current with them, and interest and bankers' charges.

The assured, by his will (dated in 1870), bequeathed all his personal estate to his wife, and appointed her sole executrix. She proved the will in March, 1882.

The probate of the will of Mr. Holcombe must be produced, and it must be ascertained that the amount of probate duty paid is of sufficient amount to cover the sum payable under the policy; subject to the payment of all principal and interest moneys which may be due to Messrs. A—— B—— and Company (who hold the policy), on their memorandum of deposit, the amount of the claim on this policy would become payable to the executrix of the will of the assured.

From the abstract it appears that an action has been commenced in the Chancery Division by a creditor of Mr. Jasper Holcombe for the administration of his estate under the direction of the Court.

The decree abstracted appears to be the ordinary decree in common form, directing the usual accounts to be taken, and that the personal estate of the testator should be applied by the executrix in a due course of administration.

An office copy of the decree should be furnished and compared with the abstract.

If the decree be simply in the common form, the amount of the claim may (with the written consent and authority of Messrs. A—— B—— and Company) be paid to Mrs. Holcombe, the executrix of the assured.

It must be ascertained by search that Mr. Jasper Holcombe (the assured) did not become a bankrupt, or take the benefit of any of the Insolvent Debtors' Acts.

The policy must be given up; if the full amount due to the bankers be satisfied, the

202 REQUISITIONS. ABST. No. 23.—LIFE POLICY.

memorandum of deposit should be handed to the insurance office, with the policy, or an endorsement made on the memorandum of deposit of the payment of the claim, and a separate undertaking to produce the security to the office.

GENERAL OBSERVATIONS *and* REQUISITIONS *which*
are applicable to Various Titles.

Observations. [NOTE.—In writing an opinion on a title it is generally a good plan to begin with such general observations on the title as seem proper, and to throw into the form of requisitions all matters which must be cleared up by the vendor. Those matters to which the purchaser's solicitor must attend should be expressly mentioned, *e.g.* "identification of parcels," "searches," "stamps," &c.

The requisitions should be short and clear statements of the objections made, and pointed questions on the matter to be inquired into.

The method generally adopted is to fold foolscap paper down the middle, and to write the requisitions one under the other on the left-hand half, leaving the right-hand half blank, that on it the vendor's solicitor may write his answers.

Every requisition should be numbered.

The purchaser's solicitor signs the requisitions "A— B—, purchaser's solicitor," and the vendor's solicitor in a similar way signs the answers as "vendor's solicitor."

As to the evidence usually required to verify the abstract, see Dart, V. & P.; Copinger's Title Deeds, p. 163; 1 Bythewood & Jarman's Conv. 4th ed. tit. "Abstracts;" Crabb's Conv. 5th ed. tit. "Abstracts."]

Parcels. No. 1.—The utmost care must be used to see that the identity of the parcels is satisfactorily proved.

Attesting witnesses. No. 2.—It must be ascertained that the attesting witnesses to a will are not devisees or legatees of the property sold, and that they were not married to any such devisees or legatees. See 1 Vict. c. 26, sect. 15.

Observations.**Notice to trustees, &c.**

No. 3.—When the subject-matter of the contract of sale is a chose in action [*e.g.* property in the hands of trustees, policies of insurance, &c.], an inquiry should be made of the trustees or office whether they have received any notice of dealings with that property, and formal notice in writing should be given them as soon as the contract is completed. If the sale is of money, or stock in Court, a stop order must be obtained. See Daniell's Ch. Prac. Vol. 2, pt. I. 1633, &c. If the sale is of stock, &c., which is standing in the books of the Bank of England, or of a company, incorporated or not, a restraining notice must be served on the company under R. S. C. XLVI. (see Daniell's Ch. Prac. Vol. 2, pt. I. 1629, &c.), or a restraining order obtained. See Daniell's Ch. Prac. Vol. 2, pt. I. 1627, &c.

Stop orders.**Restraining notices.****Restraining orders.****Inquiries of tenants.**

No. 4.—Inquiry should be made of the several tenants whether they hold under any lease or agreement, and as to the terms of their holdings, and whether they hold as tenants from year to year, or how otherwise.

N.B.—Notice to a purchaser of a lease or tenancy is notice of contents of such lease or the terms of such tenancy.

Comparing original documents with abstract.

No. 5.—The abstract must be carefully compared with the original deeds and documents to see not only that the abstract of a document is correct so far as it goes, but that nothing of importance is omitted.

Stamps.

No. 6.—It should be ascertained that all the deeds and documents of title abstracted are properly stamped. [See Tables, pp. 233—236.]

Observations. No. 7.—When a company is a conveying party, it must be seen that the seal of the company was affixed in manner prescribed by the articles of association.

Inclosure, &c. No. 8.—It must be seen that awards, &c., of awards. the Inclosure Commissioners are duly executed.

Enrolment of disentailing deed. No. 9.—Enrolment of conveyances by tenants in tail. The (conveyance or mortgage) must (as to the shares of) [*state the names of the tenant or tenants in tail*] be enrolled in the Central Office within six calendar months after the execution of the deed professing to bar the entail, conformably to the provisions of section 41 of the Fines and Recoveries Act, 3 & 4 Will. 4, c. 74; and the (vendor or mortgagor) must pay the cost of enrolment, unless the parties entitled to estates in tail bar the entail (by a short deed or deeds duly enrolled) before the (conveyance or mortgage) to the (purchaser or mortgagee), which would save the expense of enrolling the (conveyance or mortgage); in which case an abstract of the deed or deeds of disentail must be furnished, and the deeds produced; and it must be ascertained that they are duly executed and stamped, and also duly enrolled within six months after execution.

Searches for enrolled deeds. No. 10.—A search must be made in the Enrolment Department, Central Office of Supreme Court of Judicature, and at the Public Record Office, Rolls Buildings, to ascertain whether any deeds of disentail or assurances, or fines or recoveries, have been executed, levied, or suffered by any of the parties entitled to estates tail under any of the deeds or wills abstracted, viz. [*here state the names of the tenant in tail or*

Observations. *several tenants in tail, as the case may be*]. These searches should go back to the time when the tenant in tail came of age. Although section 2 (11) of the C. A., 1882, excludes enrolled deeds from the operation of that section, the rules made under the section provide for official searches for enrolled deeds; such official searches, however, do not exonerate the solicitor, but it is said on high authority, that the Court could scarcely make him answerable for an omission by its own officer. Wolstenholme & Turner's C. A., 3rd ed. p. 135. The same observation would seem to apply to deeds enrolled under S. L. Act, 1882, sect. 16. Hood & Challis' C. A., 2nd ed. p. 286.

Searches in court rolls. No. 11.—The court rolls of the manor of X—— must be carefully searched to ascertain that the abstract is correct and complete.

Enrolment on court rolls within six months. No. 12.—It must be shown (by the certificate of the steward of the manor or otherwise) that the admission and surrenders to bar entails were duly entered on the court roll within six months after the surrender was made.

Searches. No. 13.—The purchaser's solicitor should cause an official search to be made (45 & 46 Vict. c. 39, s. 2), or should himself search (*Ibid.* sect. 2 (7)) for judgments, *lis pendens*, Crown debts, executions, extents and annuities, as against A. B., C. D., &c.

Judgments, *lis pendens*, &c.

Sect. 2 of 45 & 46 Vict. c. 39 is as follows:—

(1) Where any person requires, for purposes of this section, search to be made in the Central Office of the Supreme Court of Judicature for entries of judgments, deeds, or other matters or documents, whereof entries are

GENERAL OBSERVATIONS AND REQUISITIONS. 207

Observations. required or allowed to be made in that office by any Act
— described in Part I. of the First Schedule to the Convey-
Searches. ancing Act of 1881, or by any other Act, he may deliver in
the office a requisition in that behalf, referring to this section.

(2) Thereupon the proper officer shall diligently make the search required, and shall make and file in the office a certificate setting forth the result thereof; and office copies of that certificate shall be issued on requisition, and an office copy shall be evidence of the certificate.

(3) In favour of a purchaser, as against persons interested under or in respect of judgments, deeds, or other matters or documents, whereof entries are required or allowed as aforesaid, the certificate, according to the tenour thereof, shall be conclusive, affirmatively or negatively, as the case may be.

(4) Every requisition under this section shall be in writing, signed by the person making the same, specifying the name against which he desires search to be made, or in relation to which he requires an office copy certificate of result of search, and other sufficient particulars; and the person making any such requisition shall not be entitled to a search, or an office copy certificate, until he has satisfied the proper officer that the same is required for the purposes of this section.

(5) General Rules shall be made for purposes of this section, prescribing forms and contents of requisitions and certificates, and regulating the practice of the office, and prescribing, with the concurrence of the Commissioners of Her Majesty's Treasury, the fees to be taken therein; which Rules shall be deemed Rules of Court within section seventeen of the Appellate Jurisdiction Act, 1876, as altered by section nineteen of the Supreme Court of Judicature Act, 1881, and may be made, at any time after the passing of this Act, to take effect on or after the commencement of this Act.

(6) If any officer, clerk, or person employed in the office commits, or is party or privy to, any act of fraud or collusion, or is wilfully negligent, in the making of or otherwise in relation to any certificate or office copy under this section, he shall be guilty of a misdemeanour.

(7) Nothing in this section or in any Rule made thereunder shall take away, abridge, or prejudicially affect any right which any person may have independently of this section to make any search in the office; and every such search may be made as if this section or any such Rule had not been enacted or made.

(8) Where a solicitor obtains an office copy certificate of result of search under this section, he shall not be

208 GENERAL OBSERVATIONS AND REQUISITIONS.

Observations. answerable in respect of any loss that may arise from error in the certificate.

Searches.

(9) Where the solicitor is acting for trustees, executors, agents, or other persons in a fiduciary position, those persons also shall not be so answerable.

(10) Where such persons obtain such an office copy without a solicitor, they shall also be protected in like manner.

(11) Nothing in this section applies to deeds inrolled under the Fines and Recoveries Act, or under any other Act, or under any statutory rule.

(12) This section does not extend to Ireland.

The Rules made under 5th sub-section of the above section are as follows:—

1. Every requisition for an official search shall state the name and address of the person requiring the search to be made. Every requisition and certificate shall be filed in the office where the search was made.

2. Every person requiring an official search to be made pursuant to sect. 2 of the Conveyancing Act, 1882, shall deliver to the officer a declaration according to the Forms I. and II. in the Appendix, purporting to be signed by the person requiring the search to be made, or by a solicitor, which declaration may be accepted by the officer as sufficient evidence that the search is required for the purposes of the said section. The declaration may be made in the requisition, or in a separate document.

3. Requisitions for searches under sect. 2 of the Conveyancing Act, 1882, shall be in the Forms III. to VI. in the Appendix, and the certificates of the results of such searches shall be in the Forms VII. to X., with such modifications as the circumstances may require.

4. Where a certificate setting forth the result of a search in any name has been issued, and it is desired that the search be continued in that name, to a date not more than one calendar month subsequent to the date of the certificate, a requisition in writing in the Form XI. in the Appendix may be left with the proper officer, who shall cause the search to be continued, and the result of the continued search shall be endorsed on the original certificate and upon any office copy thereof which may have been issued, if produced to the officer for that purpose. The endorsement shall be in the Form XII. in the Appendix with such modifications as circumstances require.

5. Every person shall upon payment of the prescribed fee be entitled to have a copy of the whole or any part of

GENERAL OBSERVATIONS AND REQUISITIONS. 209

Observations. any deed or document enrolled in the Enrolment Department of the Central Office.

Searches.

Forms under rules.

The forms mentioned in these Rules are set out in Hood & Challis's C. A., 2nd ed., pp. 366—371; in Wolstenholme & Turner's C. A., 3rd ed., pp. 169—178.

[N.B.—The law relating to those matters for which searches are usually made, and the present practice of making searches, is conveniently stated in 1 Prideaux & Whitcombe's Conv. 12th ed., pp. 146—172; and see notes in Wolstenholme & Turner's C. A., 3rd ed., pp. 133—136; and 1 Bythewood & Jarman's Conv. 4th ed., pp. 99—127. These searches should be brought down to time of completion.]

Searches.

Bankruptcy, &c.

No. 14.—Searches should be made at the Bankruptcy Court in bankruptcy and insolvency (and at the Insolvent Registry in Portugal Street for insolvencies prior to 1860), and also for deeds of composition with creditors at the office of the Registrar of Deeds of Arrangements in Bankruptcy as against A—— B——, C—— D——, &c.

Searches.

Charges under Drainage and other Acts.

No. 15.—Searches for charges under Drainage or Land Improvement Acts must be made at the office of the Inclosure Commissioners, No. 3, St. James's Square, and at the office of Land Registry, 12, Staple Inn, Holborn, for any charges on the estate under those Acts; and for dedications under Settled Land Act, 1882, sect. 16, searches may be made at the Central Office (Enrolment Department). Inquiries of the vendor's solicitor as to his knowledge of charges and dedications under these Acts should be made.

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210 GENERAL OBSERVATIONS AND REQUISITIONS.

Observation. No. 16.—The Middlesex [or other local]
Search, Local Registry. Register must be carefully searched. (As to registration of conveyances or mortgages from devisee before will of testator is registered, see 37 & 38 Vict. c. 78, s. 8.)

Requisitions. No. 17.—Legal fee outstanding in a trustee,
Legal estate outstanding. who died before the 37 & 38 Vict. c. 78 came into operation.

Under the limitation in the _____ of _____, 18 _____ (or under the will of _____), the legal estate in fee simple would (unless it has been got in) appear to be outstanding in A—— B——, or his devisee or heir-at-law.

This legal estate must now be got in.

Is A—— B—— alive?

If dead, when did he die? and where was he buried?

A certificate of his death or burial, duly authenticated as to identity, must be furnished.

If dead, did he make a will, or die intestate?

If he made a will, the probate, or an office copy, must be produced, to ascertain whether it contains any devise which passed the legal fee simple vested in him as a trustee.

If A—— B—— died intestate this should be shown by the production of letters of administration of his personal estate, or other evidence of his intestacy; and if he died either wholly intestate, or intestate as to real estate vested in him as a trustee, it must be shown by proper evidence who is his heir or heirs-at-law. The nature of this evidence will depend upon the peculiar circumstances under which the party claims to be heir-at-law.

A—— B—— (if living), or his devisee of trust estates (if he made a will, devising trust estates) or his heir-at-law (if he died intestate as to freehold trust estates, and if he died before

GENERAL OBSERVATIONS AND REQUISITIONS. 211

Requisitions. the 37 & 38 Vict. c. 78 came into operation), must now concur in the conveyance of the legal estate in fee simple to the purchaser or mortgagee. It must be ascertained that the parties are 21 years of age.

See 4th, 5th and 6th sects. of 37 & 38 Vict. c. 78 as to freehold and copyhold estates vested in mortgagees or bare trustees who die after the commencement of the Act. The above sections in certain cases enable the legal personal representatives of the mortgagee or trustee to convey the legal estate. But if the surviving or sole trustee or mortgagee died after 31st December, 1881, the trust and mortgaged property vested in his legal personal representatives for the time being by virtue of the 30th sect. of the Conveyancing Act, 1881.

**Consent of
tenant for
life.**

No. 18.—The vendors are trustees selling under their trust or power to sell. By the 56th sect. of the Settled Land Act, 1882, the tenant for life's consent is necessary. Has he consented or will he join in the conveyance?

**Dower—old
law.**

No. 19.—Had A—— B—— a wife at the date of the indenture of 18 , who was married to him before 1834? If so, she must release her right to dower.

This requisition is applicable when the husband is shown by the abstract to have had a legal estate in fee simple, or fee tail in possession, and the abstract does not show that the right to dower was barred. If the widow is stated to be dead, certificate of her death or burial and evidence of her identity should be required, unless the husband has been dead twenty years and no claim for dower has been made, in which case the right may be assumed

212 GENERAL OBSERVATIONS AND REQUISITIONS.

Requisitions. — to be barred by 3 & 4 Will. 4, c. 27, ss. 2 & 3.

Dower—new law. No. 20.—A—— B——, to whom the property was conveyed by the indenture of 18 , died intestate. Did he leave a widow (to whom he was married after 1833)? If so, it must be shown that her right to dower was barred, or she must release it.

A woman married since 1833 is entitled to dower out of all freehold estates of inheritance in possession (whether legal or equitable) of which her husband died seized, unless barred of dower by declaration, or deed, or will of the husband. See Dower Act, 3 & 4 Will. 4, c. 105.

Freebench. No. 21.—What is the custom of the manor of X—— as to freebench? Does the right to freebench attach during the life of the tenant? Is there any widow of A—— B—— or of C—— D——, or of any former copyhold tenant of the property still living? If so, she or they must release right to freebench or dower unless it is shown that these rights are already barred by settlement or otherwise. See *Doe v. Gwinnel*, 1 D. & G. 180; 1 Adol. & Ell., N. S. 682; 6 Jur. 235; 10 Bing. 29.

N.B.—Inquiry with respect to widows entitled to dower or freebench is frequently overlooked and omitted to be made.

Entails. No. 22.—What is the custom of the manor of X—— as to entails? Does the custom allow customary estates holden of the manor to be entailed?

Descent—curtesy. No. 23.—What is the custom of the manor of X—— as to descent [or curtesy]?

Leases. No. 24.—What is the custom of the manor of X—— as to granting leases?

GENERAL OBSERVATIONS AND REQUISITIONS. 213

Requisitions. No. 25.—What is the custom of the manor of X—— as to fines, heriots, quit rents, &c.?

Fines, heriots,
quit rents,
&c.
Plans.

No. 26.—Tracings of the plans contained in the deeds of 18 and of 18 must be furnished.

Paving. No. 27.—Have the roads upon which the property abuts been taken over by the parish, and have all charges in respect of the paving, &c., been paid? See *Allum v. Dickinson*, 30 W. R. 930; 9 Q. B. Div. 632; and the cases there cited.

Loans for improve-ments. No. 28.—Has any money been borrowed under the Drainage or Land Improvement or Settled Land Acts, and charged upon the estate?

Parochial and parliamentary notices. No. 29.—Have the owners or occupiers been served with, or have there been left on the premises any parliamentary, parochial or other notices which have not been complied with?

Notices of incumbrances. No. 30.—Have the trustees or their solicitors received notice of any incumbrances upon the property?

Succession duty. No. 31.—Receipts must be produced showing the payment of the succession duties which became payable on the deaths of

[state the names of the deceased parties]. The receipts must be handed to the purchaser on completion of purchase.

[This only applies to persons becoming entitled on the death of any person dying since the 19th May, 1853.]

In ordinary cases, this requisition may be

214 GENERAL OBSERVATIONS AND REQUISITIONS.

Requisitions. — shortly stated thus: "Succession duty receipts under the intestacy of A—, and also under the will of B—, must be produced, and handed to the purchaser on completion."

Surrendered lease.

No. 32.—In the indenture of lease of day of there is a recital of the surrender of a former lease. The surrendered lease must be produced, or the vendor must otherwise satisfy the purchaser that no beneficial interest existed in it which is outstanding, and which would attach to the renewed lease. See *Coppin v. Fernyhough*, 2 Br. C. C. 291; *Hodgkinson v. Cooper*, 9 Beav. 304; Sugden, V. & P. 13th ed. 309, 633; and consider the effect of 44 & 45 Vict. c. 41, s. 3 (3), (4), *post*, pp. 219, 220.

Ground rent.

No. 33.—State the names and addresses of the persons to whom the ground rent is now payable. The receipt for the last quarter's ground rent must be produced.

Breach of covenants.

No. 34.—Is the vendor or his solicitor aware of any breach or breaches of any of the lessees' covenants contained in the lease which have not been waived? If so, state the particulars.

Insurance.

No. 35.—To what amount and in whose names, and in what insurance offices has the property been insured, and when do the policies expire? The policy or policies of insurance, and the receipts for the premiums must be produced, the policies of insurance should be transferred to the purchaser, and notice given to the offices.

N.B.—As to the rights of parties when property (insured against fire) is destroyed or damaged by fire, but the contract of sale con-

GENERAL OBSERVATIONS AND REQUISITIONS. 215

Requisitions. tains no reference to the insurance, see *Rayner v. Preston*, 18 Ch. Div. 1; *Castellain v. Preston*, 11 Q. B. D. 380 (C. A.).

Leases, &c. to tenants. No. 36.—Are there any leases to, or agreements with, any of the tenants of any part of the estate? If so, they should be abstracted and produced: and it should be ascertained that they (or the counterparts) are duly stamped. What notices will be requisite to determine the tenancies?

Compensation for acts of husbandry. No. 37.—Are there any, and what, claims for compensation to be paid to the tenants, or any of them, for acts of husbandry done by them?

Land tax; tithes. No. 38.—What land tax and tithe rent charge are payable in respect of the property? Will any apportionment be required?

Land tax. No. 39.—The redemption of the land tax must be proved by the certificate of the commissioners, the receipt of the cashier of Bank of England, and memorandum of registration. [See 42 Geo. 3, c. 116, s. 38; *Buchanan v. Poppleton*, 27 L. J., C. P. 210.]

Easements. No. 40.—Are there any rights of way, or other easements over, out of, or affecting any part of the estate sold? If so, what are they? State the particulars.

Undisclosed incumbrances. No. 41.—Is the vendor or his solicitor aware of any judgment, Crown debt, annuity, *lis pendens*, lease, mortgage, writ of execution, bankruptcy or insolvency, or any charge or incumbrance, or deed or document, affecting the property or the vendor's title, not disclosed

216 GENERAL OBSERVATIONS AND REQUISITIONS.

Requisitions. by the abstract? In ordinary cases the requisition may be shortly stated thus: "Has the vendor been bankrupt or insolvent, or executed any conveyance or assignment for the benefit of creditors? and is the vendor's solicitor aware of any incumbrance affecting the property sold to Mr. A——?"

[As a rule the vendor's solicitor should refuse to answer this requisition. *Re Ford and Hill*, 10 Ch. Div. 365; and see *Smith v. Robinson*, 13 Ch. Div. 148.]

Title deeds. No. 42.—What deeds and documents of title will be handed to the purchaser on completion? As to deeds and documents of title which will not be handed over, the usual undertaking and acknowledgment must be given?

Outgoings. No. 43.—Are there any outgoings payable out of the property sold? If so, state the particulars.

Rates, &c. No. 44.—It must be shown that all the outgoings, rates, taxes, and assessments, payable out of or in respect of the property sold, have been duly discharged.

Further requisitions. No. 45.—The purchaser reserves the right of making any further objections or requisitions which may arise from the above requisitions, or the vendor's answers thereto, or from an examination of the muniments of title which have yet to be produced.

PART III.

CONDITIONS OF SALE (STATUTORY).

BEFORE an opinion can be formed as to the sufficiency or completeness of any abstract of title, the conditions upon which the sale or mortgage was entered upon must be carefully considered (*a*). These conditions are either express or implied. The object of express or special conditions is to exclude or limit the effect of the implied conditions.

The following are the implied conditions:—

1. "In the completion of any contract of sale of land made after the thirty-first day of December, one thousand eight hundred and seventy-four, and subject to any stipulation to the contrary in the contract, **forty years** shall be substituted as the period of commencement of **title** which a purchaser may require in place of sixty years, the present period of such commencement; nevertheless earlier title than forty years may be required in cases similar to those in which earlier title than sixty years may now be required." (37 & 38 Vict. c. 78, s. 1.)

See Harris & Clarkson's C. A., pp. 175—178; Greenwood's Real Property Stats., pp. 109, 110.

2. "In the completion of any contract as aforesaid, and subject to any stipulation to the contrary in the contract, the obligations and rights of vendor and purchaser shall be regulated by the following rules; that is to say,

"Under a contract to **grant or assign a term of years**, whether derived or to be derived out of a freehold or leasehold estate, the intended **lessee or assign** shall **not be entitled** to call for the **title to the freehold.**" (37 & 38 Vict. c. 78, s. 2 (i).)

(*a*) As to the best method of perusing abstracts, see Sugden, V. & P. cap. 11, sec. 2, pp. 342—350; Dart & Barber, V. & P. 5th ed. pp. 308, 309.

. . .

See Wolstenholme & Turner's C. A., 3rd ed. p. 12; Harris & Clarkson's C. A., p. 178; Greenwood's R. P. St., pp. 111—113; Hood & Challis' Conv. Acts, 2nd ed. pp. 109, 110.

* 3. "Under a contract to **sell and assign a term of years derived out of a leasehold** interest in land, the intended **assign shall not have the right** to call for the title to the **leasehold reversion.**" (44 & 45 Vict. c. 41, s. 3 (1).)

See Hood & Challis' C. A., 2nd ed. pp. 109, 110; Harris & Clarkson's C. A., pp. 5, 6.

3a. "**On a contract to grant a lease for a term of years to be derived out of a leasehold interest, with a leasehold reversion,** the intended lessee shall **not have the right** to call for the **title to that reversion.**"

This rule applies only if and as far as a contrary intention is not expressed in the contract, and shall have effect subject to the terms of the contract and to the provisions therein contained.

This rule applies only to contracts made after 31st December, 1881. (44 & 45 Vict. c. 41, s. 13.)

See Hood & Challis' C. A., 2nd ed. pp. 110, 140, 141; Harris & Clarkson's C. A., pp. 50—52; Wolstenholme & Turner's C. A., 3rd ed. p. 51.

4. "**Where a lease is made under a power** contained in a settlement, will, act of parliament, or other instrument, any **preliminary contract** for or relating to the lease **shall not,** for the purpose of the deduction of title to an intended assign, **form part of the title** to the lease." (45 & 46 Vict. c. 39, s. 4.)

See Hood and Challis' C. A., 2nd ed. pp. 236, 237; Wolstenholme and Turner's C. A., 3rd ed. p. 137.

* 5. "Where land of **copyhold** or customary tenure has been **converted into freehold** by

* The rules marked * are subject to rules 14—17, p. 222—3.

enfranchisement then under a contract to sell and convey the freehold, the **purchaser shall not have the right to call for the title to make the enfranchisement.**" (44 & 45 Vict. c. 41, s. 3 (2).)

See Hood and Challis' C. A., 2nd ed. pp. 110, 111; Harris and Clarkson's C. A. p. 6.

* 6. "A purchaser of any property shall not require the production or any abstract or copy, of any deed, will, or other document, dated or made before the time prescribed by law, or stipulated, for commencement of the title, even though the same creates a power subsequently exercised by an instrument abstracted in the abstract furnished to the purchaser; nor shall he require any information, or make any requisition, objection, or inquiry, with respect to any such deed, will, or document, or the title prior to that time, notwithstanding that any such deed, will, or other document, or that prior title, is recited, covenanted to be produced, or noticed; and he shall assume, unless the contrary appears, that the recitals, contained in the abstracted instruments, of any deed, will, or other document, forming part of that prior title, are correct, and give all the material contents of the deed, will, or other document so recited, and that every document so recited was duly executed by all necessary parties, and perfected, if and as required, by fine, recovery, acknowledgment, enrolment, or otherwise." (44 & 45 Vict. c. 41, s. 3 (3).)

See Hood and Challis' C. A., 2nd ed., pp. 111, 112; Harris and Clarkson's C. A., pp. 7—10; Wolstenholme and Turner's C. A., 3rd ed. pp. 20, 21.

7. "**Recitals, statements, and descriptions of facts, matters, and parties contained in deeds, instruments, acts of parliament, or statutory declarations, twenty years old, at the date of the contract, shall, unless and except so far as they shall be proved to be inaccurate, be taken to be sufficient evidence of the truth of such facts, matters, and descriptions.**" (37 & 38 Vict. c. 78, s. 2 (2).)

See Harris and Clarkson's C. A., pp. 179, 180; Greenwood's R. P. Stats., p. 113 (8), (9), (10).

* 8. "**Where land sold is held by lease (not including underlease), the purchaser shall assume, unless the contrary appears, that the lease was duly granted; and on production of the receipt for the last payment due for rent under the lease before the date of actual completion of the purchase, he shall assume, unless the contrary appears, that all the covenants and provisions of the lease have been duly performed and observed up to the date of actual completion of the purchase.**" (44 & 45 Vict. c. 41, s. 3 (4).)

See Harris and Clarkson's C. A., pp. 10, 11; Hood and Challis's C. A., 2nd ed. pp. 112, 113.

* 9. "**Where land sold is held by underlease, the purchaser shall assume, unless the contrary appears, that the underlease and every superior lease were duly granted; and on production of the receipt for the last payment due for rent under the underlease, before the date of actual completion of the purchase, he shall assume, unless the contrary appears, that all the covenants and provisions of the under-lease have been duly performed and observed up to the date of actual comple-**

tion of the purchase, and further that all rent due under every superior lease, and all the covenants and provisions of every superior lease, have been paid and duly performed and observed up to that date." (44 & 45 Vict. c. 41, s. 3 (5).) See last note.

* 10. "On a sale of any property, the expenses of the production and inspection of all Acts of Parliament, inclosure awards, records, proceedings of courts, court rolls, deeds, wills, probates, letters of administration, and other documents, not in the vendor's possession, and the expenses of all journeys incidental to such production or inspection, and the expenses of searching for, procuring, making, verifying, and producing all certificates, declarations, evidences and information not in the vendor's possession, and all attested, stamped, office, or other copies or abstracts of or abstracts from, any Acts of Parliament or other documents aforesaid, not in the vendor's possession, if any such production, inspection, journey, search, procuring, making, or verifying is required by a purchaser, either for verification of the abstract, or for any other purpose, shall be borne by the purchaser who requires the same; and where the vendor retains possession of any document, the expenses of making any copy thereof, attested or unattested, which a purchaser requires to be delivered to him, shall be borne by that purchaser." (44 & 45 Vict. c. 41, s. 3 (6).)

See Wolstenholme and Turner's C. A., 3rd ed., p. 22; Harris and Clarkson's C. A., pp. 12, 13.

11. The inability of the vendor to furnish the purchaser with a legal covenant to produce

and furnish copies of documents of title **shall not be an objection to title in case the purchaser will, on the completion of the contract, have an equitable right to the production of such documents.** (37 & 38 Vict. c. 78, s. 2 (3).)

See Greenwood's R. P. Stats., p. 114 (11), (12); Harris & Clarkson's C. A., pp. 180, 181.

12. Such **covenants for production as the purchaser can and shall require shall be furnished at his expense, and the vendor shall bear the expense of perusal and execution on behalf of and by himself, and on behalf of and by necessary parties other than the purchaser.** (37 & 38 Vict. c. 78, s. 2 (4).) See last note.

* 13. "**On a sale of any property in lots, a purchaser of two or more lots, held wholly or partly under the same title, shall not have a right to more than one abstract of the common title, except at his own expense.**" (44 & 45 Vict. c. 41, s. 3 (7).)

14. **The rules marked * apply "only to titles and purchasers on sales properly so called, notwithstanding any interpretation in" the C. A. 1881.** (44 & 45 Vict. c. 41, s. 3 (8).)

15. **The rules marked * apply "only if and so far as a contrary intention is not expressed in the contract of sale, and shall have effect subject to the terms of the contract and to the provisions therein contained."** (44 & 45 Vict. c. 41, s. 3 (9).)

16. **The rules marked * apply "only to sales made after the" 31st December, 1881.** (44 & 45 Vict. c. 41, s. 3 (10).)

See Harris & Clarkson's C. A., pp. 15, 16;

and as to when a sale is "made," see *Lysaght v. Edwards*, 2 Ch. D. 507.

17. Nothing in the rules marked * shall be construed as binding a purchaser to complete his purchase in any case where, on a contract made independently of "the said rules," and containing stipulations similar to the provisions "contained in the said rules," or any of them, specific performance of the contract would not be enforced against him by the Court. (44 & 45 Vict. c. 41, s. 3 (11).)

See *Harris & Clarkson's C. A.*, p. 16; *Hood & Challis' C. A.*, 2nd ed. p. 114; and *Wolstenholme & Turner's C. A.*, 3rd ed. p. 23.

18. On a sale, the purchaser shall not be entitled to require that the conveyance to him be executed in his presence, or in that of his solicitor, as such; but shall be entitled to have, at his own cost, the execution of the conveyance attested by some person appointed by him, who may, if he thinks fit, be his solicitor. (44 & 45 Vict. c. 41, s. 8 (1).) But this rule applies only to sales made after the 31st December, 1881. (44 & 45 Vict. c. 41, s. 8 (2).)

See *Hood & Challis' C. A.*, 2nd ed. p. 131; *Harris & Clarkson's C. A.*, p. 39; *Wolstenholme & Turner's C. A.*, 3rd ed. p. 42; *Re Bellamy*, 24 Ch. Div. 387; 31 W. R. 900.

19. When any freehold or copyhold hereditament shall be vested in a married woman as a bare trustee, she may convey or surrender the same as if she were a feme sole. (37 & 38 Vict. c. 78, s. 6.)

See *Harris & Clarkson's C. A.*, p. 183; and 45 & 46 Vict. c. 75, ss. 1, 18.

20. **A receipt for consideration money or securities in the body of a deed shall be a sufficient discharge** for the same to the person paying or delivering the same, **without any further receipt** for the same being indorsed on the deed. (44 & 45 Vict. c. 41, s. 54 (1).) But this rule applies only to deeds executed after the 31st December, 1881. (44 & 45 Vict. c. 41, s. 54 (2).)

See Hood & Challis' C. A., 2nd ed. pp. 203, 204; Harris & Clarkson's C. A., pp. 139, 140.

21. **A receipt for consideration money or other consideration in the body of a deed or indorsed thereon shall, in favour of a subsequent purchaser,** not having notice that the money or other consideration thereby acknowledged to be received was not in fact paid or given, wholly or in part, **be sufficient evidence of the payment** or giving of the whole amount thereof. (44 & 45 Vict. c. 41, s. 55 (1).) But this rule applies only to deeds executed after the 31st December, 1881. (44 & 45 Vict. c. 41, s. 55 (2).) See last note.

22. **Where a solicitor produces a deed, having in the body thereof or indorsed thereon a receipt for consideration money or other consideration,** the deed being executed, or the indorsed receipt being signed, by the person entitled to give a receipt for that consideration, **the deed shall be sufficient authority** to the person liable to pay or give the same for his paying or giving **the same to the solicitor**, without the solicitor producing any separate or other direction or authority in that behalf from the person who executed or signed the deed or receipt. (44 & 45 Vict. c. 41, s. 56 (1).) But this rule applies only in

cases where consideration is to be paid or given after the 31st December, 1881. (44 & 45 Vict. c. 41, s. 56 (2).)

See Hood & Challis' C. A., 2nd ed. pp. 204, 205; Wolstenholme & Turner's C. A., 3rd ed. pp. 104, 105; Harris & Clarkson's C. A., pp. 140, 141.

23. Where at the death of any person there is subsisting a contract enforceable against his heir or devisee, for the sale of the fee simple or other freehold interest, descendible to his heirs general, in any land, his personal representatives shall, by virtue of this Act (44 & 45 Vict. c. 41), have power to convey the land for all the estate and interest vested in him at his death, in any manner proper for giving effect to the contract. (44 & 45 Vict. c. 41, s. 4 (1).) But a conveyance made under this rule shall not affect the beneficial rights of any person claiming under any testamentary disposition or as heir or next of kin of a testator or intestate. (44 & 45 Vict. c. 41, s. 4 (2).) This rule applies only in cases of death after the 31st December, 1881. (44 & 45 Vict. c. 41, s. 4 (3).)

See Hood & Challis' C. A., 2nd ed. pp. 114, 115; Harris & Clarkson's C. A., pp. 17, 18; Wolstenholme & Turner's C. A., 3rd ed. p. 24.

24. Where the vendor retains any part of an estate to which any documents of title relate, he shall be entitled to retain such documents. (37 & 38 Vict. c. 78, s. 2 (5).)

See Wolstenholme & Turner's C. A., 3rd ed. p. 13; Harris & Clarkson's C. A. p. 181; 1 Davidson's Conveyancing, 4th ed. p. 589.

Notes on Special Conditions.

The vendor is not justified in stipulating that the title shall commence at a particular date, in order that the purchaser may be precluded from objecting to a known defect in the prior title; indeed, if the purchaser discovers the defect he can often object to complete.

See 1 *Prideaux's Conveyancing*, 12th ed. p. 3; 1 *Davidson*, 4th ed. p. 542-4; *Else v. Else*, L. R., 13 Eq. 196; *Smith v. Robinson*, 13 Ch. Div. 148.

A general condition, which is so worded as to cover a known defect which is not mentioned, cannot be enforced.

See 1 *Prideaux's Conveyancing*, 12th ed. p. 4; 1 *Davidson*, 4th ed. p. 544; *Edwards v. Wickwar*, L. R., 1 Eq. 68; compare *Blenkhorn v. Penrose*, 43 L. T. 668; 29 W. R. 237.

A misleading condition is not binding, and generally a condition which would compel a purchaser to assume something which the vendor knows to be untrue is misleading.

See 1 *Prideaux's Conveyancing*, 12th ed. p. 4; *Re Banister Broad v. Munton*, 12 Ch. Div. 131; *Mathias v. Yetts*, 46 L. T. 497; *Re Marsh and Earl Granville*, 24 Ch. Div. 11.

A condition that vendor may rescind the contract on the purchaser making requisitions which the vendor is unable or unwilling to remove, is construed strictly, and will not enable the vendor to relieve himself of his duty of making out his title.

See 1 *Prideaux's Conveyancing*, 12th ed. p. 15; *Bowman v. Hyland*, 8 Ch. Div. 588.

A condition that misdescriptions in the par-

NOTES ON SPECIAL CONDITIONS OF SALE. 227

particulars are not to annul the contract, but shall be the subject of compensation, is very common. As to misdescriptions which are and which are not within this condition, see 1 Davidson, 4th ed. pp. 559—568, and 612, note (*t*); 1 Prideaux's Conveyancing, 12th ed. pp. 21—32. It will be well to bear in mind that misdescriptions may have one of three effects. They may give the injured party, I. a right to rescind the contract, or II. to receive compensation, or III. they may cause an injury to one of the parties for which there is no redress.

LIST *showing what INSTRUMENTS must be attested and the Number of WITNESSES which by Law are necessary.*

[As to difference between attestation and execution, see *Deffell v. White*, L. R., 2 C. P. 144.]

Agreements between owners, drivers, &c. of metropolitan stage carriages; *one* witness, 6 & 7 Vict. c. 86, s. 23; 16 & 17 Vict. c. 112, s. 36 (Ir.). *Agreements* for hiring seamen. See *Shipping*.

Appointments of trustees of property conveyed for religious or educational purposes; *two* witnesses to *deed*, special form, 13 & 14 Vict. c. 28, s. 3. *Appointments* under powers. See *Powers*.

Bills of Sale made between 31st December, 1877, and 31st October, 1882; *one* witness, who must be a *solicitor*, and certain formalities must have been strictly observed, 41 & 42 Vict. c. 31, s. 10; 45 & 46 Vict. c. 43, s. 10; grantor, although *solicitor*, cannot be witness, *Seal v. Claridge*, 7 Q. B. D. 516; but *solicitor* of grantee may, *Penwarden v. Roberts*, 9 Q. B. D. 137. Since 31st October, 1882, the witness need not be a *solicitor*, 45 & 46 Vict. c. 43, s. 10.

Certificates of searches and memorials, and some copies of enrolments granted by registrars of deeds and wills in Yorkshire and Middlesex. See *Taylor, Evid.*, 7th ed., ss. 1645, 1654.

N.B.—*Certificates* that searches have been made in the Central Office under

section 2 of Conveyancing Act, 1882, do not seem to require signature or attestation, R. S. C., December, 1882, and forms 7, 8, 9, 10 and 12 in the Appendix.

Cognovits; one witness, solicitor, special formalities, 32 & 33 Vict. c. 62, s. 24; 35 & 36 Vict. c. 57, s. 23 (Ir.).

Company's seal used abroad, *special* requirements, 27 & 28 Vict. c. 19, s. 5. See also Gen. Obs. and Req. No. 7, p. 205.

Conveyance on Sale; purchaser is entitled to have execution of—attested by person appointed by him, 44 & 45 Vict. c. 41, s. 8.

Conveyances which are within the Mortmain Acts; *two* witnesses to *deed*, special conditions to be observed, 9 Geo. 2, c. 36, s. 1; Wickham *v.* Marquis of Bath, L. R., 1 Eq. 17; 35 L. J., Ch. 5. See Wms. R. P. 13th ed. 69—78, and Lewin's Trusts, 7th ed. 88, 493, where the amending statutes are collected and discussed.

Deeds by which *fathers* appoint *guardians* to their *infant* children; *two* witnesses, 12 Car. 2, c. 24, s. 8. Guardians themselves competent witnesses, Morgan *v.* Hatchell, 24 L. J., Ch. 135.

Leases under "The Leasing Powers Act for Religious Worship in (Ireland), 1855"; deed sealed and delivered in presence of *one* witness, counterpart to be executed by lessee, 18 & 19 Vict. c. 39, s. 10.

Marriage registers; *two* witnesses, 6 & 7 Will. 4, c. 85, s. 23; 6 & 7 Will. 4, c. 86, s. 31;

230 INSTRUMENTS WHICH MUST BE ATTESTED.

12 & 13 Vict. c. 68, s. 11 (in foreign countries); 27 & 28 Vict. c. 77, ss. 6, 7. (*Special requirements*) Ionian Islands.

Memorials for local registration; *two* witnesses, 7 Anne, c. 20, s. 5 (Middlesex); 6 Anne, c. 35, s. 10 (E. Riding, Yorkshire); 8 Geo. 2, c. 6, s. 11 (N. Riding, Yorkshire); 2 & 3 Anne, c. 4, s. 7 (W. Riding, Yorkshire).

Executed by
deed before
13th August,
1859.

Executed by
deed after
13th August,
1859.

Executed by
will before
1838.

Executed by
will after
1837.

Powers. Deeds made in exercise of a power must be attested *if the instrument creating the power so directs*. If the power was *exercised* by deed before 13th August, 1859, all the formalities required by that instrument are necessary, but all *powers* which are exercised by deeds executed after that date are validly executed *so far as respects execution and attestation thereof*, if the deed is executed in the presence of and attested by *two* witnesses, 22 & 23 Vict. c. 35, s. 12. *Powers* which were exerciseable by will, codicil, or testamentary writing, and were exercised by some will, codicil or testamentary writing executed before 1st January, 1838, are governed as to their execution by the instrument creating the power. But instruments executed after 31st December, 1837, which are intended to be made in exercise of a *power* which is *exerciseable* by will, *codicil* or other testamentary writing, must be executed and attested as a will (*post*, p. 232); *two* witnesses, special formalities, 1 Vict. c. 26, ss. 9, 10, 34.

Powers generally. See, as to execution, Sugden, "Powers," Ch. 7, ss. 3, 4; Farwell, "Powers," pp. 109—115; Williams' "Real

Property," 13th ed. 298—302; Taylor, "Evidence," 7th ed. sect. 1840.

Powers of attorney to transfer or receive dividends on colonial stock, deed, "*and attested*," 40 & 41 Vict. c. 59, s. 4 (1), s. 6. *Powers of attorney* which are to be exercised in *Australia* and *most other British colonies*, require *two* witnesses to signature of each grantor. One of these witnesses must depose to due execution of the instrument in his presence, and in that of other witness, before a notary public having general jurisdiction, or before a mayor having a corporate seal. Any declaration which may accompany the power must be verified in same manner. 1 Dav. Conv. 4th ed. 491, note.

"In some colonies particular forms are required, and these can only be ascertained by inquiring of the agents of or other persons particularly connected with such colonies." 1 Dav. Conv. 491, note. Except in the above cases the law does not require donor's execution of the deed to be attested, but the usual and proper course is to have the deed granting the power executed and attested by *two witnesses*. 1 Davidson, Conv. 4th ed. 475 and 476, note; see also 44 & 45 Vict. c. 41, ss. 46—48; 45 & 46 Vict. c. 39, ss. 8, 9; Hood & Challis's (2nd ed.) C. A. pp. 195—198, 241—243.

Protests for non-acceptance or for non-payment of bills of exchange, by persons who are not notaries require *two witnesses*, 45 & 46 Vict. c. 61, ss. 51, 94.

232 INSTRUMENTS WHICH MUST BE ATTESTED.

Shipping:—*Agreements* to hire seamen ; *one* witness, 17 & 18 Vict. c. 104, ss. 149, 150, 155, 156.

Articles of apprenticeship to sea of parish or union boys ; *deed* attested by *two* justices of peace, *ibid.* s. 142.

Bills of sale of ship, &c. ; *one* witness, *ibid.* s. 55.

Bond of owner, &c. under Passenger Act ; *two* witnesses, 18 & 19 Vict. c. 119, s. 63.

Bond of passenger broker ; *two* witnesses, *ibid.* s. 66.

Certificate of exemption of mail steamer from Passenger Act ; *one* witness, *consul, ibid.* s. 4.

Certificate of sale, mortgage, &c. ; *one* witness, 17 & 18 Vict. c. 104, ss. 79, 83.

Declarations of ownership ; *one* witness, *ibid.* ss. 38, 39, 56, 58, 74.

Mortgage of ship, Transfer of mortgage, Discharge of mortgage ; *one* witness, *ibid.* s. 73.

NOTE.—Statutory forms of these instruments are given in the Schedules to the Acts.

Warrants of attorney. *One* witness, *solicitor, special form*, 32 & 33 Vict. c. 62, s. 24 ; 35 & 36 Vict. c. 57, s. 23 (Ir.).

Wills must be attested by *two* witnesses, both of whom must be present when the testator executes the will, and both witnesses must sign the will in the presence of the testator. See 1 Vict. c. 26, ss. 9, 10 and 21 ; 15 & 16 Vict. c. 24.

TABLE I.—*Stamps on Conveyances.*

Consideration.		Present Duty. Ad valorem Stamp Duty on Convey- ances made after 4 July, 1885. See 28 & 29 Vict. c. 96; 33 & 34 Vict. c. 97. See note (a) at foot.			Ad valorem Stamp Duty on Conveyances made on or between 11 Oct. 1850, and 5 July, 1885. See 13 & 14 Vict. c. 97, and see note (b) at foot.			Consideration.		Ad valorem Stamp Duty on Conveyances made between 1 Sept. 1815, and 10 Oct. 1850. See 55 Geo. 3, c. 184, and see note (c) at foot.		
Above	Not ex- ceeding							Amounting to	But under			
£	£	£	s.	d.	£	s.	d.	£	£	£	s.	d.
—	5	0	0	6	0	2	6	—	20	0	10	0
5	10	0	1	0	0	2	6	20	50	1	0	0
10	15	0	1	6	0	2	6	50	150	1	10	0
15	20	0	2	0	0	2	6	150	300	2	0	0
20	25	0	2	6	0	2	6	300	500	3	0	0
25	50	0	5	0	0	5	0	500	750	6	0	0
50	75	0	7	6	0	7	6	750	1,000	9	0	0
75	100	0	10	0	0	10	0	1,000	2,000	12	0	0
100	125	0	12	6	0	12	6	2,000	3,000	25	0	0
125	150	0	15	0	0	15	0	3,000	4,000	35	0	0
150	175	0	17	6	0	17	6	4,000	5,000	45	0	0
175	200	1	0	0	1	0	0	5,000	6,000	55	0	0
200	225	1	2	6	1	2	6	6,000	7,000	65	0	0
225	250	1	5	0	1	5	0	7,000	8,000	75	0	0
250	275	1	7	6	1	7	6	8,000	9,000	85	0	0
275	300	1	10	0	1	10	0	9,000	10,000	95	0	0
300	350	1	15	0	1	15	0	10,000	12,500	110	0	0
350	400	2	0	0	2	0	0	12,500	15,000	130	0	0
400	450	2	5	0	2	5	0	15,000	20,000	170	0	0
450	500	2	10	0	2	10	0	20,000	30,000	240	0	0
500	550	2	15	0	2	15	0	30,000	40,000	350	0	0
550	600	3	0	0	3	0	0	40,000	50,000	450	0	0
	Above							50,000	60,000	550	0	0
	600	See note (a)			See note (b)			60,000	80,000	650	0	0
								80,000	100,000	800	0	0
								100,000 and upwards		1,000	0	0

(a) If the consideration exceeds £300, the duty is 5s. for every £50 and fraction of £50. A progressive duty of 10s. per 15 folios after first 1,080 words was also payable, but this was abolished as from 1st January, 1871.

(b) If the consideration exceeds £600, the duty was 10s. for every £100 and fraction of £100. The conveyance was also subject to a progressive duty of 10s. per 15 folios after first 1,080 words.

(c) Progressive duty of £1 per 15 folios after first 1,080 words was also payable. Feoffments were subject to another small duty, in addition to above ad valorem duty. See 55 Geo. 3, c. 184.

TABLE II.—*Stamps on Leases.*

Ad valorem Stamps on Leases made after 31st December, 1870 (33 & 34 Vict. c. 97, Sched. : and see sects. 96, 97, 98, 99 and 100).

Lease or tack—

(1.) For any definite term less than a year—

(a) Of any dwelling-house or tenement, or part of a dwelling-house or tenement, at a rent not exceeding the rate of £10 per annum	£ s. d. 0 0 1
(b) Of any furnished dwelling-house or apartments where the rent for such term exceeds £25	0 2 6
(c) Of any lands, tenements or heritable subjects, except or otherwise than as aforesaid	The same duty as a lease for a year at the rent reserved for the definite term.

(2.) For any other definite term or for any indefinite term—

Of any lands, tenements or heritable subjects—

Where the consideration, or any part of the consideration, moving either to the lessor or to any other person, consists of any money, stock or security :

In respect of such consideration

The same duty as a conveyance on a sale for the same consideration.

Where the consideration or any part of the consideration is any rent :

In respect of such consideration—

If the rent, whether reserved as a yearly rent, or otherwise, is at a rate or average rate :

	If the term is definite and does not exceed 35 years or is indefinite.	If the term being definite exceeds 35 years, but does not exceed 100 years.	If the term being definite exceeds 100 years.
	£ s. d.	£ s. d.	£ s. d.
Not exceeding £5 per annum	0 0 6	0 3 0	0 6 0
Exceeding £5 and not exceeding £10	0 1 0	0 6 0	0 12 0
" 10 " " 15	0 1 6	0 9 0	0 18 0
" 15 " " 20	0 2 0	0 12 0	1 4 0
" 20 " " 25	0 2 6	0 15 0	1 10 0
" 25 " " 50	0 5 0	1 10 0	3 0 0
" 50 " " 75	0 7 6	2 5 0	4 10 0
" 75 " " 100	0 10 0	3 0 0	6 0 0
" 100			
For every full sum of £50, and also for any fractional part of £50 thereof ..	0 5 0	1 10 0	3 0 0

(3.) Of any other kind whatsoever not hereinbefore described £0 10 0

Stamps on Leases made prior to 1st January, 1871.

For the stamps required for leases made prior to the 1st January, 1871, see 23 Vict. c. 15 (as to agreements for leases), 17 & 18 Vict. c. 83; 13 & 14 Vict. c. 97; and 55 Geo. 3, c. 184.

TABLE III.—*Stamps on Mortgages, Bonds, &c.*

Amount secured not exceeding—	Present Duty. Stamps on Mortgages, Bonds, made after 31st December, 1870. See 33 & 34 Vict. c. 97.	Ad valorem Stamps on Mortgages after 10th October, 1850, and before 1st January, 1871. See 13 & 14 Vict. c. 97 (a).	Amount secured not exceeding—	Ad valorem Stamps on Mortgages made between 1st September, 1815, and 10th October, 1850, inclusive. See 55 Geo. 3, c. 184 (b).
£	£ s. d.	£ s. d.	£	£ s. d.
25	0 0 8	0 1 3	50	1 0 0
50	0 1 3	0 1 3	100	1 10 0
100	0 2 6	0 2 6	200	2 0 0
150	0 3 9	0 3 9	300	3 0 0
200	0 5 0	0 5 0	500	4 0 0
250	0 6 3	0 6 3	1,000	5 0 0
300	0 7 6	0 7 6	2,000	6 0 0
Exceeding £300, for every £100 and also for every fractional part of £100 of such amount, 0 2 6		Exceeding £300 for every £100, and also for every fractional part of £100 of such amount, 0 2 6	3,000	7 0 0
			4,000	8 0 0
			5,000	9 0 0
			10,000	12 0 0
			15,000	15 0 0
			20,000	20 0 0
			Exceeding } 20,000 }	25 0 0
By the same Act a Stamp duty of 6d. in £100, or frac- tional part of £100 is required on— (i.) Collateral, auxiliary, addi- tional or substituted securi- ties, or by way of further assurance for above-mentioned purpose when the principal security is duly stamped. (ii.) Transfers, assignments of mortgages, bonds, &c. (iii.) Reconveyance, release, dis- charge, surrender, &c., of any such security, or the benefit thereof. See 33 & 34 Vict. c. 97, ss. 105— 115.		(a) And a pro- gressive duty of 10s. for every 15 folios after first 1080 words. See 13 & 14 Vict. c. 97, as to transfers, recon- veyances, &c., of mortgages.		(b) And a progressive duty of £1 for every 15 folios after the first 1080 words.

TABLE IV.—*Stamps on Settlements.*

Amount or Value of Pro- perty settled. Not exceeding—	Present Duty. Stamp required on Settlement made after 1st January, 1871. See 33 & 34 Vict. c. 97.	Ad valorem Stamp required on Settlements made after 10th October, 1850, and before 1st January, 1871. See 13 & 14 Vict. c. 97 (a).	Amount or Value of Property settled not amount- ing to—	Ad valorem Stamp required on Settlements made after 31st August, 1815, and before 11th October, 1850. See 55 Geo. 3, c. 184 (b).
£	£ s. d.	£ s. d.	£	£ s. d.
100	0 5 0	0 5 0	1,000	1 15 0
200	0 10 0	0 10 0	2,000	2 0 0
300	0 15 0	0 15 0	3,000	3 0 0
400	1 0 0	1 0 0	4,000	4 0 0
500	1 5 0	1 5 0	5,000	5 0 0
600	1 10 0	1 10 0	7,000	7 0 0
700	1 15 0	1 15 0	9,000	9 0 0
800	2 0 0	2 0 0	12,000	12 0 0
900	2 5 0	2 5 0	15,000	15 0 0
1,000	2 10 0	2 10 0	20,000	20 0 0
The duty is 5s. for every £100 and fraction of £100.		(a) The duty is 5s. for every £100 and frac- tion of £100, and a progressive duty of 10s. per 15 folios after the first 1080 words.	Above 20,000	25 0 0
		(b) And progressive duty of 25s. per 15 folios after first 1080 words.		

INDEX.

	PAGE
Abstracts of title. See TABLE OF CONTENTS.	
Abstracts, perusal of	217
Acknowledgment of married woman, certificate of	130
Administration action, judgment abstracted	139
Administration action, statement of claim abstracted....	139
Admission of tenant to copyhold abstracted .. 71, 74, 80, 84, 85, 86, 87, 90, 91, 95, 97, 98, 100	
Agreements which must be attested	228
Appointments by deed or will, attestation of.....	228, 230
Appointments of charity trustees, attestation of	228
Apprenticeship of parish boys to sea, attestation of	232
Assurance, life. See NOTICE; POLICY.	
Attestation differs from execution	228
Attorney. See POWERS OF ATTORNEY, 243.	
 Bargain and sale. See CONVEYANCES, 240.	
Base fee.....	153
Bequests. See WILLS.	
Bills of sale, attestation of	228
Bills of sale of ships, attestation of	232
Bond of shipowner under Passenger Act, attestation of ..	232
Bond of passenger broker under Passenger Act, attesta- tion of.....	232
 Cases cited :	
Allum v. Dickinson (1882), 30 W. R. 930; 9 Q. B. Div. 632..	213
Astley v. Mickelthwait (1880), 15 Ch. Div. 59; 43 L. T. 58..	164
Banister-Broad v. Munton (1879), 12 Ch. Div. 130; 48 L. J., Ch. 837; 40 L. T. 828; 27 W. R. 826	226
Bayspoole v. Collins (1871), L. R., 6 Ch. 228; 40 L. J., Ch. 289; 19 W. R. 363; 25 L. T. 282	169
Bellamy and Met. Bd. of Wks., Re (1882), 24 Ch. D. 387; 31 W. R. 900; 52 L. J., Ch. 870; 48 L. T. 801	223

Cases cited—continued.

	PAGE
Blenkhorn <i>v.</i> Penrose (1881), 43 L. T. 668; 29 W. R. 239 ..	226
Bowman <i>v.</i> Hyland (1878), 8 Ch. Div. 588; 47 L. J., Ch. 581; 39 L. T. 90; 26 W. R. 876	226
Bradford <i>v.</i> Belfield (1828), 2 Sim. 264	27
Buchanan <i>v.</i> Poppleton (1858), 27 L. J., C. P. 210; 4 C. B., N. S. 20; 4 Jur., N. S. 414	215
Camberwell and S. L. Bldg. Soc. <i>v.</i> Holloway (1879), 13 Ch. D. 754	189
Castellain <i>v.</i> Preston (1883), 11 Q. B. D. 380; 52 L. J., Q. B. 366; 49 L. T. 29	215
Climie <i>v.</i> Wood (1868), L. R., 3 Ex. 260; 37 L. J., Ex. 168..	109
Cooke <i>v.</i> Crawford (1842), 13 Sim. 91; 6 Jur. 723	27
Coppin <i>v.</i> Fernyhough (1788), 2 Br. C. C. 291	214
Deffell <i>v.</i> White (1866), L. R., 2 C. P. 144; 36 L. J., C. P. 25; 15 W. R. 68; 12 Jur., N. S. 802; 15 L. T., N. S. 211..	228
Doe <i>v.</i> Gwinneel (1842), 1 D. & G. 180; 1 Adol. & Ell., N. S. 682; 6 Jur. 235; 10 Bing. 29	212
Eddel's Trusts, <i>Re</i> (1871), L. R., 11 Eq. 569; 40 L. J., Ch. 316; 24 L. T. 223; 19 W. R. 815	164
Edwards <i>v.</i> Wickwar (1865), L. R., 1 Eq. 68; 35 L. J., Ch. 48; 14 W. R. 79; 13 L. T., N. S. 428	226
Elee <i>v.</i> Elee (1872), L. R., 13 Eq. 196; 41 L. J., Ch. 213; 25 L. T. 527; 20 W. R. 286	226
Ford <i>v.</i> Hill (1879), 10 Ch. D. 365; 48 L. J., Ch. 327; 27 W. R. 371; 40 L. T. 41	216
Hodgkinson <i>v.</i> Cooper (1846), 15 L. J., Ch. 160; 9 Beav. 304; 10 Jur. 39	214
Lloyd <i>v.</i> Lloyd (1869), L. R., 7 Eq. 458	148
Lysaght <i>v.</i> Edwards (1876), 2 Ch. Div. 499; 46 L. J., Ch. 554; 24 W. R. 778; 34 L. T. 787	223
Marsh and Earl Granville, <i>Re</i> (1883), 24 Ch. D. 11; 52 L. J., Ch. 189; 47 L. T. 159	226
Marshall <i>v.</i> Gingell (1882), 21 Ch. Div. 790; 51 L. J., Ch. 818; 47 L. T. 159	164
Mathias <i>v.</i> Yetts (1882), 46 L. T. 497	226
Morgan <i>v.</i> Hatchell (1854), 24 L. J., Ch. 135; 1 Jur., N. S. 125; 19 Beav. 86	230
Morton and Hallett, <i>Re</i> (1880), 15 Ch. Div. 143; 49 L. J. 559; 42 L. T. 602	27
Osborne and Rowlett (1880), 13 Ch. Div. 774; 49 L. J., Ch. 310; 28 W. R. 365; 42 L. T. 650	27
Penwarden <i>v.</i> Roberts (1882), 9 Q. B. D. 137	228
Rayner <i>v.</i> Preston (1881), 18 Ch. D. 1; 50 L. J. 472; 44 L. T. 787	215
Seal <i>v.</i> Claridge (1881), 7 Q. B. D. 516	228
Smith <i>v.</i> Robinson (1879), 13 Ch. D. 148; 49 L. J., Ch. 20; 28 W. R. 37; 41 L. T. 405	216, 226
Stevens <i>v.</i> Austen (1861), 30 L. J., Q. B. 212; 7 Jur., N. S. 873; 3 L. T., N. S. 810	27
Wickham <i>v.</i> Marq. Bath (1865), L. R., 1 Eq. 17; 35 L. J., Ch. 6; 14 W. R. 21; 13 L. T., N. S. 313; 11 Jur., N. S. 988..	229

Certificate of exemption from Passenger Act, attestation
of 232

Certificate of sale, mortgage, &c. of ship, attestation of.. 232

Certificate of searches and memorials, attestation of 229

	PAGE
Chirograph of fine.....	8, 38, 58
Codicils, attestation of.....	232
Cognovits, attestation of.....	229
Company's seal used abroad, attestation of.....	229
Company's seal, when duly affixed.....	205
Conditions of sale (statutory),	
abstract, purchaser of lots entitled to one only....	222
attestation of conveyance by purchaser's nominee ..	223,
	229
covenants in lease assumed complied with.....	220
death of vendor before completion.....	225
deeds, &c., requisitions, &c. on prior.....	219
effect of statutory conditions.....	223
effect of receipt for rent.....	220
effect of receipt for consideration money in body of	
deed.....	224, 225
effect of recitals in abstracted documents.....	219
effect of recitals in documents twenty years old....	220
expenses of copies, evidences, perusals, journeys,	
covenants to produce, &c.....	221, 222
leases and underleases assumed to be valid.....	220
lots, purchaser of, entitled to only one copy abstract	222
married woman, bare trustee can convey.....	223
non-production of documents when no objection....	221
receipt for rent, effect of.....	220
receipt for consideration money in body of deed is	
" sufficient discharge," " sufficient evidence of pay-	
ment" and " sufficient authority to pay solicitor"	224,
	225
statutory conditions of sale, effect of.....	223
title, length of, to be shown.....	217, 219
title to enfranchise not to be called for.....	218
title to freehold reversion to lease not to be called for	218
title to leasehold reversion to lease not to be called	
for.....	218
title to leasehold reversion not to be called for by sub-	
sub-lessee.....	218
title, preliminary contract for lease not part of....	218
title deeds, when vendor entitled to retain.....	225
underlease assumed to be duly granted.....	220
Consols, form of letter to bank respecting.....	194
Consols, form of letters to trustees respecting.....	194, 196
Contingent remainders, legal.....	163

	PAGE
Contingent remainders, equitable	163
Conveyance, attestation of, by grantee's nominee	223
Conveyance, within Mortmain Act, attestation of	229
Conveyances,	
copyhold to be bargain and sale	178
freehold by feoffment abstracted	6, 27, 41, 57
freehold by lease and release abstracted	11, 21, 23, 47, 62, 64, 69
freehold modern conveyance	3, 8, 15, 34
leasehold abstracted	54, 105, 106, 112, 115, 121
Conveyancing Act, 1881. See STATUTES, 44 & 45 Vict. c. 41.	
Conveyancing Act, 1882. See STATUTES, 45 & 46 Vict. c. 39.	
Copyhold Act, 1852. See STATUTES, 15 & 16 Vict. c. 51.	
Copyhold Commissioners. See ENFRANCHISEMENT.	
Copyholds. See TABLE OF CONTENTS; ADMISSION; SURRENDER.	
Court Baron and Customary Court, presentments of, abstracted	73, 80, 83, 85, 86, 87, 94, 97, 98
Covenant to stand seised abstracted	19
Covenant to levy fine abstracted	37
Covenant to surrender copyhold abstracted	75
Cross remainders	153, 178
Curtesy, estate by	142, 152
Declaration of ownership of ship, attestation of	232
Decrees and orders of Court abstracted	13, 14, 15, 139
Deeds appointing guardians to infants, attestation of ..	229
Devise. See WILLS.	
Discharge of mortgage on ship, attestation of	232
Disclaimer by executor and trustee	25
Disentailing deeds abstracted	31, 88, 98
Disentailing deeds to be enrolled	143
Disentailing deeds, official searches for....	205, 206, 208, 209
Dower, declaration to bar, 32. And see USES TO BAR.	

	PAGE
Enfranchisement of copyhold abstracted	91
Equitable mortgage by deposit	137
Evidence to verify abstract	203
Execution differs from attestation	228
Execution of powers, attestation of	230
Feoffment abstracted	6, 27, 41, 57
Feoffment, stamp on	233, note (c)
Fine, chirograph indentures of, abstracted	8, 38, 58
Judgment. See DECREE.	
Lease and release. See CONVEYANCES.	
Leases under 18 & 19 Vict. c. 39 (Ir.), attestation of	230
Leases abstracted	53, 102, 110, 113
Leases, assignment of. See CONVEYANCES.	
See UNDERLEASE, REQUISITIONS TITLE.	
Life policy abstracted	130, 136
Life policy, requisitions	199—202
Life policy, notice of assignment	133, 134, 197, 204
Life policy, notice of claim abstracted	135
Livery of seisin	7, 28, 42, 58
Long term enlarged	54—57, 165
Marriage registers, attestation of	230
Married woman, settlement of reversionary interest in consols abstracted	127
Memorandum of deposit of deeds and policy abstracted..	137
Memorials, attestation of	230
Mortgage debt, discharge of, by building society..	125, 187, 188
Mortgage of freehold abstracted	10, 12, 18, 35, 68, 74
Mortgages of copyhold. See COVENANTS TO SURRENDER.	
Mortgages of leasehold abstracted	107, 123
Mortgage of life policy abstracted	131
equitable	136
Mortgages of ships, &c., &c., attestation of	232

	PAGE
Notice of claim on policy abstracted	135
Notice of lease, effect of	204, 214
Notice of assignment of reversion	197, 204
Notice of mortgage of policy, form of	133, 134
Observations on matters connected with the abstract—	
attesting witnesses (and see 228—232)	203
awards of inclosure commissioners, execution of	205
company's seal	205, 229
comparing abstract with deeds	204
disentailing deeds to be enrolled	143, 205
devise whether effectual	148
enrolment on court rolls or central office	205
evidence of death, birth, marriage, &c.	146
evidence of state of family	155
evidence of identity parcels	146
evidence to verify abstract	203
heirship, evidence of	157, 158
heirship, old law	156, 158
heirship, present law	158
identity of parcels	146, 203
identity of person	143, 155
inquiries of tenants	204
notices of assignment to trustees	204
notice of assignment to bank and other companies ..	204
pedigree, evidence of	158, 159
searches in Middlesex and other local registries	210
searches in court rolls	206
searches, enrolled deeds. 142, 155, 165, 205, 206, 208—209	
searches, judgments, <i>lis pendens</i> , &c.	155, 206—209
searches, bankruptcies, &c.	155, 209
searches for charges under Improvement Acts	209
special conditions, notes on	226, 227
stamps	156, 204, 233—236
Opinion on title, form of	203
Order of Court of Chancery. See DECREE.	
Parties joining in conveyance, objections to	154
Pedigrees, set out	33, 39, 44
Perusal of abstract	217
Policy of assurance (life) abstracted	130, 136
And see NOTICE, MORTGAGE, LIFE POLICY.	
Powers, attestation of "instruments under powers" ..	230, 231

	PAGE
Powers of attorney, execution of deed under	17
Powers of attorney to be exercised abroad, attestation ..	231
Powers of attorney to deal with colonial stock, &c., attestation	231
Powers of sale not given to "assigns"	150
Presentments of courts baron, &c. See COURT BARON.	
Protector of estate tail	153
Protests of bills, attestation of	232
Recovery, exemplification of, abstracted	23
Registry, searches in Middlesex, Yorkshire, and Bedford level	210
Report of master in Chancery abstracted	13
Requisitions, how made	203
acknowledgment by married woman, production of ..	192
administration, letters of, to be produced	143, 181
alien (lessee)	187
annuitant to join in conveyance	186
annuity, receipt for	143, 174
attestation of wills	170, 172, 185
bankruptcy of settlor	168
baptism	143, 176
benefit building society's receipt for mortgage debt endorsed (old form)	187
birth	143, 176
breach of covenants in lease	214
burial	143, 176
charges under Improvement Acts	213
claims for compensation to tenants	146
consent of landlord to assignment of lease	185
consent of tenant for life to sale by trustees	211
Consols in names of trustees	191
curtesy, tenant by, to join	142
custom of manor, as to—	
curtesy	212
descent	170, 177, 212
entails	212
freebench	175, 177, 212
fines, quit rents, &c.	213
heriots	170, 213
leases	212
death or burial	143, 146, 149, 176

<i>Requisitions—continued.</i>	PAGE
death without disentailing	143
death, infant and unmarried	146
death without issue	146
death without other children	143
debts, payment of, charged	148
decree and orders	147
deeds will be handed over, what	168, 216
devise, whether effectual	148
disentailing deed to be executed and enrolled ..	142, 143
dower, wife's right under old law	141, 145, 147, 151, 158, 161, 168, 211
————— present law	212
easements	215
evidence of seisin	141
freebench	175, 177, 212
further requisitions, right to, reserved	216
ground rent, to whom payable	214
heriots	170
identity of parcels	146, 180, 184
identity of person	147, 151, 155, 164
insurance policy (fire)	214
land tax	215
lapsed devise	173
leases and agreements with tenants	215
legacy duty on stock	192
legal estate outstanding	145, 210, 211
marriage	143, 150, 176
married but once	143
mortgage not on joint account	145
And see 44 & 45 Vict. c. 41, s. 61.	
notices, parliamentary, parochial, &c., not complied with	213
notices of incumbrances on choses in action	213
outgoings	216
paving charges	213
payment of mortgage debt	145
persons to join in conveyance ..	145, 156, 161, 167, 186, 190
plans	213
probate, sufficiency of stamp	200
probate to be produced	143, 158, 200
rates and taxes, payment of	216
registration of wills, leases, and assignments of leases ..	185, 186
registration of letters of administration	180
sale under Court necessary	150, 167
satisfaction of mortgage debt, entry on Court rolls ..	171, 172

Requisitions—<i>continued</i>.	PAGE
seisin, evidence of.....	141
specific bequest, assent of executor	183
statutory declarations required	143, 178
succession duty ..143, 148, 149, 151, 157, 161, 164,	213
succession duty, opinion of counsel	181
surrendered lease, recital of	214
tithes	215
title deeds	216
tortious fee	165
underlease not lease.....	189
voluntary settlement	168
wills, attestation of	170, 172
Restraining notices and orders, when necessary	204
Reversion to Consols, requisition and observations on..	191—
	198, 204
Reversionary interest in personalty settled by married woman	127
Rule in Shelley's case	176
 Sale of mortgaged property ordered by Court	13, 14, 15
Satisfaction mortgage on court rolls abstracted	82, 96
Searches, official	206—209
And see OBSERVATIONS, SEARCHES.	
Settled Land Act, 1882. See STATUTES, 45 & 46 Vict. c. 38	
Settlement of freehold abstracted	19, 59, 65
Settlement of reversionary interest in personalty abstracted	127
Solicitor of vendor or purchaser, how signs requisitions..	203
Special condition to cover defect	226
Special condition, compensation.....	226
Special condition, misleading	226, 227
Special condition, power to rescind	226
Statement of claim. See ADMINISTRATION.	
Statutes cited,	
13 Eliz. c. 5	168, 169
27 Eliz. c. 4	169
12 Car. 2, c. 24, s. 8	229
10 Will. 3, c. 22 (Rev. Ed. Stat.)	164
10 & 11 Will. 3, c. 16	164

Statutes cited—*continued*.

	PAGE
2 & 3 Anne, c. 4, s. 7	230
6 Anne, c. 35, s. 10	230
7 Anne, c. 20, s. 5	230
8 Geo. 2, c. 6, s. 11	230
9 Geo. 2, c. 36, s. 1	229
42 Geo. 3, c. 116, s. 38	215
55 Geo. 3, c. 184	233, 234, 235, 236
10 Geo. 4, c. 66, s. 37	190
3 & 4 Will. 4, c. 27, ss. 2, 3	211
c. 74	32, 63, 89, 153
s. 41	205
c. 105	212
c. 106	158, 160
s. 6	161
6 & 7 Will. 4, c. 32, ss. 4, 5	188, 189, 190
c. 85, s. 23	230
c. 86, s. 31	230
1 Vict. c. 26	170
ss. 9, 10	231, 232
s. 15	173, 203
s. 21	232
s. 33	173
s. 34	231
4 & 5 Vict. c. 35, s. 78	76, 84
6 & 7 Vict. c. 86, s. 23	228
7 & 8 Vict. c. 66	187
8 & 9 Vict. c. 106	164
12 & 13 Vict. c. 68, s. 11	230
13 & 14 Vict. c. 28, s. 3	228
c. 97	233, 234, 235, 236
15 & 16 Vict. c. 24	232
c. 51, s. 48	92, 93
16 & 17 Vict. c. 51, ss. 1, 18, 19, 41	144, 181
c. 112, s. 36	228
17 & 18 Vict. c. 83	234
c. 104, ss. 38, 39, 55, 56, 58, 73, 74, 79, 83, 142, 149, 150, 155, 156	232
18 & 19 Vict. c. 39, s. 10	230
c. 119, ss. 4, 63, 66	232
20 & 21 Vict. c. 57	128, 130
22 & 23 Vict. c. 35, s. 12	230
ss. 14, 23	149
23 Vict. c. 15	234
27 & 28 Vict. c. 19, s. 5	229
c. 77, ss. 6, 7	230
32 & 33 Vict. c. 62, s. 24	229, 232
33 Vict. c. 14	187
33 & 34 Vict. c. 97	233, 234, 235, 236
35 & 36 Vict. c. 57, s. 23	229, 232
37 & 38 Vict. c. 42, s. 7	188, 189, 190
c. 57, ss. 4, 5	211
s. 6	153, 211
s. 8	165, 210
c. 78 (V. & P. A. 1874)	210
s. 1	217
s. 2 (1)	218
s. 2 (2)	220
s. 2 (3), (4)	222

Statutes cited— <i>continued.</i>	PAGE
37 & 38 Vict. c. 78, s. 2 (5)	225
s. 4	145, 211
s. 5	211
s. 6	211, 223
s. 8	186, 210
40 & 41 Vict. c. 33	164
c. 59, ss. 4, 6	231
41 & 42 Vict. c. 31, s. 10	228
44 & 45 Vict. c. 41 (C. A. 1881)	207
s. 3 (1)	218, 222, 223
s. 3 (2)	218, 219
s. 3 (3)	214, 219
s. 3 (4)	214, 220
s. 3 (5), (6)	221
s. 3 (7), (8), (9), (10)	222
s. 3 (11)	223
s. 4	225
s. 5	167
s. 7	144
s. 8	223, 229
s. 13	218
s. 30	145, 149, 211
s. 40	17
ss. 46—48	17, 232
s. 54	144, 224
s. 55	144, 224
s. 56	224, 225
s. 61	244
s. 65	165
45 & 46 Vict. c. 38 (S. L. A. 1882)	71
s. 16	206, 209
s. 56	211
s. 58	169
c. 39 (C. A. 1882), s. 2	206—208, 229
s. 4	218
s. 5	167
s. 7 (1)	144
ss. 8, 9	17, 232
c. 43, s. 10	228
c. 61, ss. 51, 94	232
Statutory declaration by vendor of reversion, form of ..	197
Stop orders, when necessary	204
Surrender, conditional, abstracted	76, 80, 95
Surrenders, copyhold, abstracted	78, 85, 86, 90
Tortious fee	54, 57, 165
Transfer of mortgage of ships, attestation	232
Trust for sale, devise in	24, 101, 150
Underlease abstracted	119
Uses to bar dower abstracted	4, 93

Vendor and Purchaser Act, 1874. See STATUTES, 37 & 38 Vict. c. 78.	PAGE
Vested remainders	150
Warrants of attorney, attestation	232
Wills abstracted—	
bequest of Consols	126
bequest of leaseholds	111, 117, 118, 122
bequest of personalty	134, 138
devise of copyhold	72, 81, 86, 96
devise of trust estate	19, 26, 149, 211
devise of freehold ..1, 5, 8, 28, 38, 43, 45, 48, 49, 50, 64, 70	
general devise and bequest	17, 18, 24, 59, 79, 82
Wills and codicils attestation	232

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